

Appendix 3

Melanie McGurk

From: Cllr Adrian Naylor
Sent: 05 April 2018 17:08
To: Licensing Team
Subject: Re: Olicana Park, High Mill Lane, Addingham

I have been approached by residents in the vicinity of Olicana Park who are concerned about the following issues which I would like brought to the panel's attention.

1. The potential for noise from the venue it self especially if the operating hours run too late.
2. The increase in traffic volume to the site if it serves non residents.
3. The objectors are also questioning the size of the venue especially in relation to the planning application (which I appreciate is not this panel's concern) but may indicate the intention to attract non residents.

Regards

Adrian Naylor

Sent from my iPhone

On 28 Feb 2018, at 08:42, Licensing Team <Licensing@bradford.gov.uk> wrote:

Dear Councillors

LICENSING ACT 2003 APPLICATION FOR PREMISES LICENCE

I write to inform you that an application for the grant of a Premises Licence has been received for the above named premises, which is within your Ward/Parish.

A Premises Licence allows the provision of some or all of the licensable activities which are; the sale/supply of alcohol; regulated entertainment and/or late night refreshment. Further details regarding the application and clarification on the requirements can be obtained from our website; <https://www.bradford.gov.uk/business/licensing/current-applications-received-by-licensing-team/> or by contacting the Licensing Team. A Notice will also be placed on the premises and in the local press.

Valid representations may be made by;

- Responsible authorities
- An individual (eg local resident), body or business

Councillors may make representations in their own right as individuals or they may be asked by an individual, body or business to make a representation on that individual, body or businesses behalf. However, in the latter case the Council's Licensing Team will need to be given advance notice in writing, that the individual, body or business has asked the relevant Councillor to represent them at a subsequent hearing.

There is a strict timetable set out in the regulations for receipt of representations under the Act. In this case, the final date for receipt of representations from interested parties is 27 March 2018. **The Licensing Authority has no legal discretion to consider any representations received after this date.**

Regards

Licensing Team

Tel: 01274 432240 • Fax: 01274 432109
Britannia House, 3rd Floor Argus Chambers, Bradford, BD1 1HX

The Paddock
High Mill Lane
Addingham
LS29 0RE

Licensing Team
Department of Place
3rd Floor Argus Chambers
Hall Ings
Bradford
BD1 1HX

Phone : [01274 432240](tel:01274432240)
Email : licensing@bradford.gov.uk

Thursday 22nd March, 2018

Re Licence Application LAZ003 - Olicana Holiday Park, Addingham
Representation in objection to grant of Premises License

To whom it may concern.

Dear Sir, dear Madam,

I am a resident on The Paddock, a privately owned site of 15 park homes. The site restricts ownership of the park homes to those over the age of 55 years.

For mental health reasons I moved here for the peace and quiet of the location and community. I now find that I have to defend my rights against a large business.

I would like to register my objection to the grant of said licence on the following grounds in line with the Objectives of the Licencing Team.

The prevention of crime and disorder.

With the extra cars parking many of them expensive cars, the isolated location, the owners consuming alcohol and High Mill Lane having no street lighting will be a temptation to thieves. With thieves in the neighbourhood there will be the possibility of opportunity theft.

Some people will drink and drive and some might be tempted by the isolated location and the reduced possibility of getting caught.

Public safety.

High Mill Lane is privately owned and is a no through road. It has no street lighting, no pavement, no road markings, is barely passable in parts for two way traffic and a steep downhill.

In the original planning application, the log cabins have grown into chalets built of fully mature tree trunks. The café originally intended to provide refreshment for Dalesway footpath users has grown into a 35 seat restaurant and bar,(Ref, www.olicanapark.co.uk) and the 6 month static caravan season grown to 10 months.

It is not unreasonable to assume that the request to Listers Leisure Limited for its projected traffic volumes has not been forthcoming is because it could also grow larger than the 35 seats by the provision of an extra 35 seats at outdoor tables to cater to the bar.

The road is not suitable for the possible amount of traffic.

The prevention of public nuisance.

Please consider the noise pollution. My bedroom is less than 50 meters from the restaurant which I presume will have an industrial extractor running from its kitchen all of the time that it is open, and that could be 12 hours per day.

The level of noise in the summer with doors and windows open and the possibility of music. The noise of customers leaving and the slamming of car doors and the last to leave are always the noisiest.

My bedroom is 10 meters from the road. The revving of the car engines as they climb the hill is significant; this could also be 12 hours per day, 7 days per week.

As stated under public safety Lister Leisure's declared intentions and physical actions don't always match. What if a 35 seat restaurant grew into an event venue with the whole site booked out to one event?

The protection of children from harm.

While there are no children resident on The Paddock many visit grandparents and stay overnight. There is a small amount of unofficial temporary parking opposite the entrance to The Paddock there is no safe crossing. With the increase in traffic add to that the ornamental wall, garden features and drivers unfamiliar with the road then there is an increased risk of accident involving minors.

If the licence is granted then I and others will be condemned to live here permanently. Nobody over the age of 55 would choose to live next to a licensed restaurant and bar. Our homes would be significantly devalued.

I look forward to your favourable consideration and ask that you revoke the application of this Licence.

Yours Faithfully



■ The Paddock
High Mill Lane
Addingham
LS29 0RE

Licensing Team
Department of Place
3rd Floor Argus Chambers
Hall Ings
Bradford
BD1 1HX

Phone : 01274 432240

Email : licensing@bradford.gov.uk

Thursday 28nd March 2018

Re Licence Application LA2003 - Olicana Holiday Park, Addingham
Representation in objection to grant of Premises License

To whom it may concern.

Dear Sir, dear Madam,

Regards my representation dated 22nd March 2018, I have received the following information from a third party.

Under the Mobile Homes Act of 1983 The Paddock is a residential site for the over 50's and as such the granting of a license which would result in extra traffic, traffic noise, public noise and light pollution which would have a detrimental effect on the residents at The Paddock.

Please be aware that the walls of my park home are about 13cm wide. They have little noise insulation, which is why they are sited in quite rural locations and are susceptible to imported noise.

Lister Leisure have not been very informative about their plans. All 5 pubs in the village have outdoor seating varying from 16 - 50 seats. So I presume that Listers will also have plans for outdoor seating, patio heaters, large umbrellas and fixed or mobile lighting.

I have received a letter dated 25/03/2018 from Mr. R. Shelton who is a director of Listers. In it he does give expected people numbers. " a captive audience of probably 80 people ", " there are 18 further parking places " If each car has 2 - 4 people that is 36 - 72. So that is between 80 -152 people at any one time with the opportunity to consume alcohol 12 hours a day. Does this not contravene the openness or essence of the Green Belt Land?

Noxious smells.

I don't have any information as to whether the kitchen extractor fan has a scrubber attached or just vents to the atmosphere. If the latter then not granting a license would reduce cooking smells.

A Parish Councillor has told our group that the granting of a license is also a music license during licensing hours. Surely that should not be allowed so close to our homes. Canned music 12 hours per day piped to the outside area, oh please no.

To illustrate Lister Leisure's disregard for the residents of The Paddock.

The site had about 50 caravans on it so was quite large they could have sited the contractor's car park at the greatest distance from our homes but they built a new site road along our perimeter fence and made a contractors car park and mobile mess room 10 meters from our homes. We have had to endure this for the past 13 months. This is included to illustrate that when noise levels or disturbances occur the local residents will be at the bottom of Listers priority list.

The Paddock is a single lane no through road. There is an increase in the number of cars looking for Olicana Park driving into our road. They then have to turn round or reverse back to High Mill Lane. As far as I am aware Lister Leisure have done nothing to address this problem.

Yours Faithfully

[REDACTED]

INCOMING EMAIL

From: [REDACTED]
To: Licensing Team
Date: 23/03/2018 17:57:23
Subject: Representation - Olicana Holiday Park [REDACTED]

[REDACTED] The Paddock
High Mill Lane
Addingham
LS29 0RE

Dear Sir/Madam

As a close neighbour to the Olicana site, I would like to contest the above Licence Application on the grounds that it will damage the nearby residents quality of life.
In particular, the Friday, Saturday 12pm closing, especially during the Summer months, will attract people from throughout the area.

The narrow access road is unsuitable for the inevitable amount of cars that will park on it.

The noise of the late night drinkers walking back into Addingham will be a disturbance. Warm summer evenings, people drinking alcohol and rivers does not bode well.

Taxis queuing up to collect people.

Although I am anxious about the wildlife, walkers etc, the above are my main concerns, thank you for your attention.

Yours Sincerely

[REDACTED]
Sent from [Mail](#) for Windows 10

INCOMING EMAIL

From: Licensing Team
To: Licensing Team
Date: 26/03/2018 11:18:26
Subject: Representation - Olicana Holiday Park [REDACTED]

Attachments:

- (1) Representation in Objection to Licensing Application - Final .pdf(85 B)
- (2) LA 2003 Representation of Objection Signatures.pdf(388 B)

From: [REDACTED]
Sent: 24 March 2018 10:44
To: Licensing Team
Cc: [REDACTED]
Subject: Representation - Olicana Holiday Park ([REDACTED])

Dear Tracy, Elizabeth and members of the Licencing Team,

Please find attached our representation letter on behalf of the residents of High Mill Lane, High Mill and The Paddock as listed and signed.

A hard copy of this letter with original of the 30 signatures is on its way by registered post.

Further our conversation and in line with the recommendation by Councillor Adrian Naylor, we have now asked that all concerned members of our community write their own letters of representation to the Bradford Council Licencing Team, in addition to the group representation. We understand that the deadline has been extended to April 6th.

We attended the Addingham Parish Council meeting 21.03.18 to voice the substance of our representation. The council were officially unaware of the application. They are now appraised of our collective position that the application for grant of licence be revoked. We understand that Cllr Naylor will now review this material and in keeping with the stated Neighbourhood plans, file a representation on behalf of the Parish Council and the residents of our well-loved village.

As a courtesy and in good faith, we have passed a copy of our representation by hand to the Directors of Listers Leisure Limited.

We indicated the depth and strength of feeling among residents.

Thank you for your care and alignment in this important matter.

Sincerely and with good wishes

[REDACTED]
High Mill Lane
Addingham
LS29 0RD

The Residents/Owners of High Mill Lane, Addingham
High Mill, The Paddock and High Mill Lane.

Licensing Team,
Department of Place,
3rd Floor Argus Chambers,
Hall Ings,
Bradford,
BD1 1HX

Phone : 01274 432240

Email : licensing@bradford.gov.uk

Thursday 22nd March, 2018

Re Licence Application LA2003 - Olicana Holiday Park, Addingham
Representation in objection to grant of Premises License

To whom it may concern.

The developments on Olicana Park will fundamentally impact the nature of a quiet residential setting. Olicana Park is owned by Listers Leisure Ltd.

Contrary to the recent verbal, written and referenced assertions of the directors of Listers Leisure Limited, the application for a Premises Licence for the sale and retail of alcohol is wholly inappropriate in a residential area and brings potential detriment to the social and environmental interests of the immediate community and wildlife. Further, it is beyond the economic interest of the many businesses deeply invested in the village.

We, the residents of High Mill, The Paddock and High Mill Lane, seek to represent our concerns in respect to the context of the application for Premises Licence LA2003 and, in keeping with the stated Licensing Objectives, our objections to the grant thereof.

Background

On March 6th we learned by accident that the application had been submitted.

It was declared to one of the directors of Listers Leisure Ltd that neither intention nor application had been adequately communicated with due respect to the immediate community. We note neither had this been declared to the Parish Council.

By reference to what we have witnessed so far, we note that intentions and circumstances change. For example, log cabins have become chalets, tea rooms have become a licenced restaurant / bar, the static caravan licence has been extended from six to ten months, and we understand that the Dales Way footpath is to be diverted away from the river bank.

As a commercial entity with a public licence it is reasonable to anticipate that Listers Leisure Ltd will in due course market Olicana Park as a *destination*, seeking to increase traffic, footfall and turnover.

We can be concerned that a director has voiced aspiration for Olicana Park to be "like the Cavendish Pavilion (at Bolton Abbey), but better!" Service and supply vehicle traffic would also inevitably increase significantly.

A big concern is the attraction of parties (wedding, stag, hen) with associated noise and traffic to the beautiful riverside setting. Marketing through various on-line channels makes this type of booking almost impossible to eliminate or control. Having vehicles and pedestrians returning home late at night, after drinking, is simply not conducive to the tranquillity of our residential lane and community.

There is limited car parking on the Olicana Park site. The car park opposite 1-6 High Mill is for Addingham residents only, and no parking is allowed on High Mill Lane which is a private road.

In the medium to longer term there is the prospect of a change of hands. Like intentions, circumstances also change. If Listers Leisure Limited were to decide to sell, in whole or part, we understand that a licence is transferable. Absolutely no guarantees can be given against this happening, nor the consequences.

We wish to remain neighbourly and to sustain good understanding and the happy spirit of our community. Olicana is understandably being run as a serious business, and we believe that our response should be equally business like. However, this is our home and we feel it is our duty to object firmly to the application for the Premises Licence.

Our collective wish is that the licence is not granted. Those that wish to be formally represented have put their names and signatures to this document.

To maintain good faith, in parallel to submitting this objection, the directors of Listers Leisure Limited have been asked to withdraw their application.

Context

Olicana Park is located on the outer edge of Addingham village at the bottom end of High Mill Lane, a privately owned and managed no through road leading to the river Wharfe at High Mill.

The area is widely and historically appreciated as an area of outstanding natural beauty; indeed, High Mill is subject of a painting by JWM Turner.

The riverside environment affords a peaceful habitat for wildlife including kingfisher and heron. There have also been recent sightings of a family of five otters.

The cottages enjoy the benefit of being in a hidden away corner of the village, down by the river side, whilst also being a short stroll from Addingham's enviable village centre, which includes a number of well-renowned pubs and restaurants, serving excellent food and real ale.

<https://www.olicanapark.co.uk/about-us/>

People living here deeply appreciate and respect the natural environment, and are committed to maintaining its beauty and tranquillity. A number of residents of Bark Lane and High Mill Lane jointly own the field immediately above High Mill to maintain it for the benefit of all those living in the area.

Our homes are our primary residences. We are deeply vested in living in this location because we love its proximity to nature, tranquillity and the sense of close community that exists living on this small, private, no through lane.

Planning and Development

Further to the redevelopment of Olicana Cottages, planning permission was sought under the reference **16/08893/FUL** for the

"Replacement of existing static caravans with 5 no lodges and construction of new cafe, car park and access"

Application was received Mon 14 Nov 2016 and validated Mon 21 Nov 2016. Planning permission was granted on Wednesday 5th April 2017 without objection or representation by the residents.

By reference to the Architect's statement of design, access, heritage and business diversification (Nov 2016), the proposed café had been clearly described as selling teas and coffees.

"The site is adjacent to a well-used long distance footpath along the Wharfe valley. There is no existing refreshment facilities on or near the site and Addingham Village facilities are some distance away, so an on-site café will be of service to the footpath users and holiday makers on site. It will also provide another income stream, and provide employment for two full time and two-part time staff"

John R Wharton, Architect

Architect's statement of design, access, heritage and business diversification - Nov 2016

In an undated, unsigned notice to Neighbours received on March 9th, following an intervention by one of the residents, the director of Listers Leisure Ltd. writes:

"It is not our intention to be a bar, as it would not be in our interest to jeopardize our holiday makers let alone any local residents..."

By marked contrast to this declared intention, we cite reference here to the Listers Leisure Ltd website www.olicanapark.co.uk

"Our current plans are to install five cabins and a sixth cabin to function as a cafe/ restaurant and bar"

<https://www.olicanapark.co.uk/cabins/>

Listers Leisure Ltd initially talked about having a tea room, and applied for planning for a café, with declared intention for limited use. They then sought a licence on 27th February 2018, for seven days 1000-2300 hours, and have shown clear intention for a restaurant/bistro and bar in their marketing materials.

We are confused as to the directors' actual intentions. By reference to what we have witnessed to date, we note that *intentions* change.

Addingham village is well served with no fewer than five licenced public houses (Fleece, Crown,

Swan, Sailor and Craven Helper) and a licenced social club, all of which serve food and alcohol, and all conveniently located on the main street. In addition, there is a café/tea room, a bistro and an Indian takeaway. Off licence retail of beer, wine and spirits is well served by the Co-Op. These businesses have received past custom from the residents and guests of the Olicana Park static caravans. These businesses clearly have capacity to absorb further custom.

The addition of a licenced café/restaurant and bar serves no direct benefit to the residents of a peaceful residential community on a private no through lane. It represents significant present and future impact on the social and environmental wellbeing of the residential community.

Significant investment has been made in the renovation of cottages, upgrade of static caravan park and the "five lodges and new café." As a limited company it is reasonable to assume that the park be operated to generate a commercial return for the shareholders of Lister Leisure Limited. While it is assumed that a license for the sale and retail of alcohol is part of the business plan, this was never declared to residents nor as part of the planning approval process.

Objections

In line with the Licensing Team Objectives we hereby represent our objections to the grant of Premises Licence application LA 2003 as follows

The prevention of crime and disorder.

Disorder associated with the consumption of alcohol and increasing numbers of people visiting is inevitable.

Without precedent, there is no evidence to suggest that responsible landlords and proprietors would not maintain reasonable order on site.

However, since November 2016, with much new contractor traffic on the lane, there have been a number of property thefts both outside Olicana Cottages and outside number 4, 5, and 6 High Mill Lane.

Further incidents are more likely to occur with a public licence than without.

Public safety.

We have noted an increased volume of traffic on High Mill Lane. A 5mph speed restriction notice has been in place at top and mid points on High Mill Lane by the site contractors. We note that it is much less observed and regularly ignored by contractor traffic. Several representations have been made to the main contractor and the directors of Lister Leisure Ltd.

Commensurate with its business plans we have requested that Listers Leisure Ltd declare its projected traffic volumes. These have not been forthcoming. With the investment made, and evident commercial aspiration, it is reasonable to anticipate an increase in traffic volume beyond the provision made for parking on site and significantly over and above holiday makers accessing the static caravans, lodges, four Olicana cottages and café.

As the business is marketed as a destination to the public we can anticipate increasing customer and service traffic on High Mill Lane, extending well beyond licensing hours.

Speed has been a noted issue to date. This combination of speed and alcohol is a well-documented safety risk on a quiet, private residential lane.

The junction at High Mill Lane and Bolton Road is recognised as being challenging. Traffic moving in the direction of the Bark Lane junction is regularly observed approaching at well over the 30 mph limit. Further traffic, possibly fuelled by alcohol, will only make matters worse.

Prevention of public nuisance.

The originally declared intention and purpose for a new café was to serve refreshment to footpath users and holiday makers on site. With a licence, Olicana Park is now clearly intended to be open to the general public. With the scale of investment, it is reasonable to assume that the venue is intended to be used for gatherings not limited to the celebration of weddings; and not beyond imagination hen or stag parties. The staging of such events would clearly be contrary to the nature of the river habitat and the harmony of a residential community.

By reference to the architects' drawings there will be 14 car parking spaces on Olicana land. With the road being private and the High Mill car park at the Dawson Crossley field restricted to Addingham residents, any additional vehicles will need to be parked on Bolton Road or Bark Lane, neither of which have capacity.

A number of residents have made representation to the principals of Listers Leisure Ltd about contractors working outside agreed hours and making undue noise.

The natural beauty of the river setting clearly promotes the consumption of alcohol outside. While the premises are currently intended to accommodate sittings of approximately 35 covers, we note that there is also a substantial terrace and river bank area. It is anticipated that the destination will attract significant numbers of people for casual drinking, especially on sunny evenings and undoubtedly well in excess of the declared 35.

While we would expect license applicants to manage behaviour reasonably on site, the sale of alcohol to the public brings the risk of increased noise levels during the day, at weekends, and late into the evening beyond licensing hours. Noise inevitably will be heard by residents of High Mill, The Paddock, High Mill Lane, and Bark Lane. For example; music, shouting and slamming of car doors in the middle of the night. We note for record that as a condition of living on The Paddock, residents are required to be over the age of 55.

It is a fact that when large groups of people consume alcohol, drunken behaviour will follow, and some will become loud and possibly abusive.

An increase in litter has already been noted in association with the development.

Dramatically increased human activity, associated noise and litter pollution is not sympathetic to a peaceful river habitat.

Protection of children from harm.

High Mill Lane is a quiet, secluded, residential community. Families and small grandchildren regularly visit, often staying for extended periods. They, along with children staying on Olicana Park, and those of future residents, would be compromised by the presence of a bar and associated behaviour.

With the increase in traffic and drivers unfamiliar with the road then there is an increased risk of accident involving minors.

We look forward to your consideration

Yours faithfully

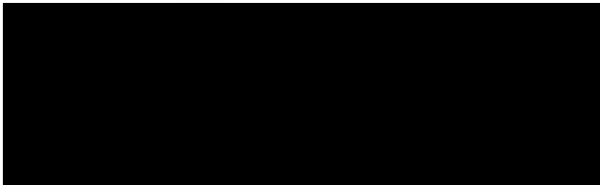
The Residents of High Mill, the Paddock and High Mill Lane.

Listed following with signatures

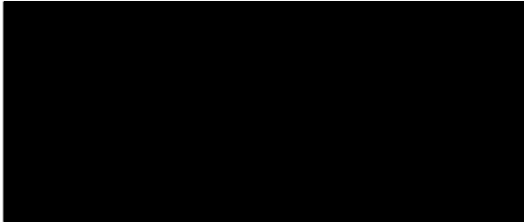
High Mill



High Mill Lane



The Paddock



Away



Signatures to Representation of Objection to

Premises Alcohol Licence Application LA2003 - Olicana Park

1	Signature	Full Name	Address
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Signatures to Representation of Objection to

Premises Attached to Application for Planning Permission LA2003 - Olicana Park

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J E Sheedy

4 High Mill Lane 22 3/18

Signatures to Representation of Objection to
Premises Alcohol Licence Application LA2003 - Ollicana Park

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High Mill Lane
Addingham
West Yorkshire
LS29 0RD

Licensing Team,
Department of Place,
3rd Floor Argus Chambers,
Hall Ings,
Bradford,
BD1 1HX

Email : licensing@bradford.gov.uk

By email and registered post

5th April 2018

**Licence Application LA2003 - Olicana Holiday Park, Addingham
Representation in objection to grant of Premises License**

"The developments on Olicana Park will fundamentally impact the nature of High Mill Lane, a quiet, rural community on the edge of Addingham."

We write to express our deep misgivings and reiterate our firm objection to the grant of Premises Licence for the supply and retail of alcohol seven days a week between the hours of 1000 and 2300 at Olicana Park.

Planning application was for **"Replacement of existing static caravans with 5 no lodges and construction of new cafe, car park and access"**

The scale of the redevelopment, undertaken by the owners Listers Leisure Ltd, comprises six large buildings on what is designated Green Belt land. The height, volume and sheer bulk of these chalets now dominates the landscape, and can be seen from far away. We have significant questions for Planning over the compatibility of the size, footprint, height and style of the buildings which are simply out of character and harmony with traditional stone buildings and surrounding landscape.

We have voiced and formally represented our concerns with the Addingham Parish Town Council on 21.03.18 noting that the development is out of alignment with the stated Neighbourhood Planning issues including but not limited to the importance of greenspaces and the landscape setting; conservation and heritage – the protection of village character and how Main Street can be revitalised.

Addingham village is well served with no fewer than five licenced public houses (Fleece, Crown, Swan, Sailor and Craven Heifer) and a licenced social club, all of which serve food and alcohol, and all conveniently located on the main street. Off licence retail of beer, wine and spirits is well served by the Co-Op. These are in addition to a café/tea room, a bistro and an Indian takeaway. These businesses clearly have capacity to absorb

further custom and have received past custom from the residents and guests of the Olicana Park static caravans.

The addition of a licenced café/restaurant and bar serves no direct benefit to the residents of a peaceful residential community on a private no through lane. It represents significant present and future impact on the social and environmental wellbeing of the residential community.

In the Planning Officers document (reference 16_08893_FUL-OFFICER_REPORT-4823962) the clear indication recommended for approval is for a "small tea room café." We are very concerned to note that Listers Leisure have recently changed references to a "bistro / restaurant / bar" to be open to the public. The building is not small!

In keeping with the Licencing Objectives and the collective representation, our objections to the grant of a Premises Licence include:

The prevention of crime and disorder.

Disorder associated with an increasing numbers of visitors and the consumption of alcohol is inevitable. Since the redevelopment of Olicana Cottages there have been a number of property thefts both outside Olicana Cottages and outside number 4, 5, and 6 High Mill Lane. Further incidents are more likely to occur with a public licence than without.

Public safety.

There are already significantly increased volumes of traffic on High Mill Lane. With the investment made, and evident commercial aspiration, we anticipate further increase in traffic movement and volume. With the business actively marketed as a public destination we can anticipate increasing customer and service traffic on High Mill Lane, extending beyond licensing hours.

Speed has been a noted issue to date. Several representations have been made to the main contractor and the directors of Lister Leisure Ltd. The combination of speed and alcohol is a well-documented safety risk on a quiet, private residential lane.

With the road being private and the High Mill car park at the Dawson Crossley field restricted to Addingham residents, any additional vehicles will need to be parked on Bolton Road or Bark Lane, neither of which have capacity.

The junction at High Mill Lane and Bolton Road is recognised as challenging. Traffic moving in the direction of the Bark Lane junction is regularly observed approaching at well over the 30 mph limit. Further traffic, possibly fuelled by alcohol, will only make matters worse.

Prevention of public nuisance.

The originally declared intention for a small tea room café was to serve refreshment to Dales Way walkers and holiday makers on site has already been substantially exceeded in stated aspiration. With a licence, it is clearly intended to be open to the general public.

By reference to the architects' drawings and owners declaration there will be some 18 car parking spaces on Olicana land in addition to those provided for the holiday let 5 lodges and 30 static caravans.

The natural beauty of the river setting clearly promotes the consumption of alcohol outside. While the premises are currently intended to accommodate sittings of approximately 35 covers, we note that there is also a substantial terrace and river bank area. With outside seating very popular at 5 pubs in the village we presume Listers Leisure Ltd will also offer outdoor seating. It is anticipated that the destination will attract significant numbers of people for casual drinking, especially on sunny evenings and undoubtedly well in excess of the declared 35.

The directors estimate an audience of 80 people on site; and additional capacity of 18 cars with c. 4 per car (72) suggests potential of 152 at any one time not including overspill and cyclists, motorcyclists and pedestrians from the village.

It is a fact that when large groups of people consume alcohol, drunken behaviour will follow, and some will become loud and possibly abusive. While we would expect license applicants to manage behaviour reasonably, the sale of alcohol to the public brings the risk of increased noise levels during the day, at weekends, and late into the evening beyond licencing hours. For example; music, shouting and slamming of car doors in the middle of the night. Noise inevitably will be heard.

An increase in litter has already been noted in association with the development.

Dramatically increased human activity, associated light, noise and litter pollution is a nuisance at very least.

With the scale of investment, the venue is clearly planned for gatherings not limited to the celebration of weddings; and not beyond imagination hen or stag parties. The staging of such events would clearly be contrary to the nature of the river habitat and the harmony of a residential community.

Protection of children from harm.

High Mill Lane is a quiet, secluded, residential community. Families and small grandchildren regularly visit, often staying for extended periods. They, along with children staying on Olicana Park, and those of future residents, would be compromised by the presence of a bar and associated behaviour.

With the increase in traffic and drivers unfamiliar with the road then there is an increased risk of accident involving minors.

Impact on wildlife and the natural environment

While we recognise this as beyond the immediate scope of the Licencing team we include this obvious concern. The riverside environment affords a peaceful habitat for diverse wildlife including kingfisher and heron. There have also been recent sightings of a family of five otters.

We have lived in Addingham for many years and are thoroughly vested in the area, we are very troubled that this beautiful, rural corner may become sacrificed to the commercial objectives of a privately held company with limited liability.

This natural environment, and residential area is totally unsuitable to accommodate a business of this type and scale.

The deep, heartfelt feelings of a community of intergenerational residents need to be heard.

We respectfully request your thorough consideration of these matters and in concert with your BMDC Planning colleagues, take the due steps to revoke the Premises Licence application and look further into the impact of this development.

Yours faithfully,

[REDACTED]

[REDACTED]



INCOMING EMAIL

From: [REDACTED]
To: Licensing Team
Date: 24/03/2018 19:08:24
Subject: Representation - Olicana Holiday Park (Womersley & Sheedy)

----- Forwarded message -----

From: [REDACTED]
Cc: [REDACTED]
Subject: Fw: licence application LA2003 Olicana Holiday Park Addingham

Subject: licence application LA2003 Olicana Holiday Park Addingham

Licensing Team
Department of Place
3rd Floor Argus Chambers
Hall Ings
Bradford
BD1 1HX

[REDACTED] VICTORIA ROAD
[REDACTED] ILKLEY
LS29 9BA

TO WHOM IT MAY CONCERN

We are the owners and Landlord of No [REDACTED] High Mill Lane Addingham. We purchased the property in 1999 and enjoyed the beautiful tranquil setting for many years as have our subsequent tenants over the years. However since the redevelopment of Olicana Holiday Park, that has all been spoilt with all the heavy contractors traffic. The caravan park has been completely spoilt by the Monstrous log cabins. Planning was approved for 5 Lodges and Cafe selling teas and coffees. The proposed cafe is now seeking to obtain a Restaurant and Bar licence. The quiet privately owned and maintained no through lane to the river Wharfe is totally unsuitable for the volume of traffic that would use it to patronise the venue.

PREVENTION OF CRIME AND DISORDER

As a former licensee We are well aware of the disorder that can be associated with the consumption of alcohol especially where large numbers of people are involved.

PUBLIC SAFETY

With increased volume of traffic on this quiet private single rural lane it is inevitable that public safety would be compromised. Parking is an issue presently and further traffic including staff, customers and delivery vehicles would add to the safety fears of residents and users of the park. Further more, at the junction of High Mill Lane and Bolton Road is a bend with double white lines and fast moving traffic. It is difficult to negotiate for the people familiar with the road so anyone having consumed alcohol could cause a serious accident. In the event of a fire or accident anywhere down the lane or the Holiday park, Emergency vehicles could be obstructed from attending by inconsiderate parking or blockage.

PREVENTION OF PUBLIC NUISANCE

Originally Olicana Holiday Parks intention was for a cafe. it has subsequently applied for a licence for a bar and restaurant.

If granted a licence they would have carte blanche to hold weddings and hen and stag parties and all manner of noisy disturbance. Cars , music and headlights would be inconsiderate to the neighbours and create a nuisance. We have first hand experience of the nuisance and damage caused by drinkers on the riverside near Ilkley Tennis club.

PROTECTION OF CHILDREN FROM HARM

Addingham residents regularly walk their children and grand children down the private lane and any increase in traffic visiting the Holiday Park could cause accidents to not only them but those playing in the complex.

We look forward to hearing from you and trust that the LICENCE APPLICATION BE REVOKED.

Yours faithfully



MR.



22.03.18

THE PADDOCK
L929 - ORIS

RE PREMISES ALCOHOL LICENCE RAA

LA2003 ORICANA PARK.



DEAR SIR - MADAM.

I WISH TO OBJECT

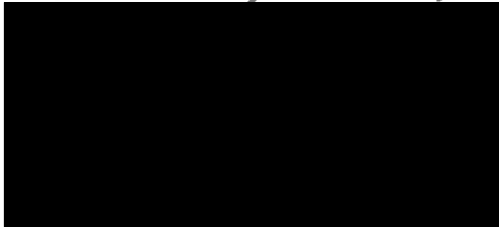
REASONS

INCREASE IN TRAFFIC & NOISES.

DAMAGE TO WILDLIFE. KING FISHER'S HERON'S
OTHERS.

PREVENTION OF GAMING DISORDER

PUBLIC SAFETY. (IG) FOOT RIVER



①
RE Licence Application
LA2003

MAIL PRINT

27 MAR 2018

SCAN STORE

High Mill
Addingham
Gillroy
W. Yorks
LS2902Y
25.3.18

To whom it may concern

I wish to register an objection to the above application for a Premises licence to Olciana Holiday Park.

I have lived in Addingham from 1959 and in High Mill for 32 years since its conversion into houses and I object to an alcohol licence as it will change what is a peaceful riverside setting enjoyed by the residents of Addingham, visitors to the caravan site and walkers on the Dales Way. Undoubtedly noisy drinkers will disturb the wildlife which includes a family of otters, goosanders, kingfishers, herons and dippers plus many other birds. Also there is insufficient parking without illegally using the narrow private access road, the Dawson Crossley carpark which is for Addingham Residents or Baskhane which will cause problems for householders. I feel we were misled at the outset.

2. We had no notification of any development until it was underway. But were assured it was to be an attractive site with 5 log cabins and a cafe for walkers and cabin guests with 3 evening openings to provide meals on charge every day. Now I understand the plan is to have a Restaurant and bar with a licence to sell and retail alcohol 7 days a week from 10am to 11pm.

The site is proposing to be open almost all year instead of the original opening from Easter until October, which will greatly increase the amount of traffic and disturbance to the residents and to the wildlife.


The chalets are enormous totally unlike the attractive artists drawing we saw of the site. Also the footpath is to be diverted away from the river which is the most attractive and memorable part of the path for walkers - both local and Dale & Wayers. Has an application been made to do this? If so I will object strongly.

I do not see this site being beneficial to the village as previously

3.
Walkers and Caravaners would use the many pubs and shops in the village for meals and supplies and so Addingham traders would lose out.

I wish to register my objection to the application LA2003 for all the above objections & reasons, plus the hope that this beautiful and tranquil place will remain the same to be enjoyed by future generations of Addingham Residents

Yours sincerely


P.S. I have just received a letter from the Director of Oticane Holiday Park which if he had sent it a year ago would have been better and would have been a courtesy and explain their intentions

Sun, Mar 25, 2018 at 1:36 PM

MAIL PRINT
27 MAR 2018
SCAN STORE

[REDACTED]
High Mill
High Mill Lane
Addingham.
LS29 0RY

OBJECTION TO:-

Re Premises Alcohol Licence Application LA2003 - Olicana Park.

Without notice to us, us being the local residents in this small community, we noticed the application by accident along a walk on the riverside. I feel we have been given a down graded version of what the caravan site will eventually be. From being told by Susie Stewart that there would be a tea room/cafe. It has now escalated into a restaurant and bar. Susie categorically stated to us that "No there was not going to be a bar"

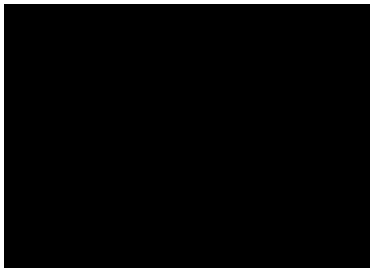
We have lived at High Mill, for 32 years, We have brought up 2 children, we very much appreciate the lovely village and surrounding area that we live in. We feel we are very privileged to live in such a beautiful part of the village. We have lived alongside the caravan site for 32 years and no time in that period have we had any noise or disruption from the residents of the caravan park.

We feel that if this licence is granted that this status quo will change. There will be an increased amount of traffic up and down High Mill lane. High Mill Lane is a private lane with no parking. The noise and disruption for-seen from the Cafe/Restaurant being open all day and until late into the evening could potentially be a big disruption to the peace and tranquility of the residents of the High Mill area. High mill is situated adjacent to the site. Also The Paddock which is an elderly residential site, is only feet away from the site.

The outdoor lifestyle portrayed, along with the potential for tables and chairs on the balcony outside the restaurant and possible seating outside the restaurant on the riverbank, there are two picnic tables and two benches on the riverside already with space for more, the potential for noise disturbance to neighbours increases.

Addingham village has five licenced public houses all of which have been struggling in recent years. Past residents and guests from the caravan site have regularly used the village amenities

We have Kingfishers, Herons, Dippers, Wagtails and more recently we have sighted a family of five Otters on that stretch of the riverbank.



[REDACTED]

Licensing Team,
Department of Place,
3rd Floor Argus Chambers,
Hall Ings,
Bradford,
BD1 1HX

By Email : licensing@bradford.gov.uk and by post.

27th March, 2018

Re License Application LA2003 - Olicana Holiday Park, Addingham

Objection to grant of Premises License

Dear Sir or Madam

As a resident of High Mill, I am aware that the majority of local residents, including those on High Mill Lane and the Paddock, have filed an objection jointly, and I signed that. Most of the relevant facts are in that letter. However I feel so strongly that I want to make a personal representation.

General Background

- This is a beautiful tranquil area, much loved not only by residents but the inhabitants of Addingham and walkers on the Dales Way.
- High Mill itself is 8 connected cottages converted 30+ years ago from an 18th Century worsted mill. It is Grade 2 listed. We form a cohesive community of like-minded people, many of whom have been here since it was converted, and who all love the beauty and peace of the river. The proposed restaurant and bar is about 30 yards from our row of cottages.
- The car park opposite 1-6 High Mill is restricted to use by Addingham residents, and the grass area beyond High Mill is managed by the Dawson-Crossley Trust for the enjoyment of locals.
- The application was not communicated to the residents other than by a small statutory notice posted on a fence in the middle of a building site – none of us was aware of it for 2 weeks, until by chance one of our neighbours at the top of the Lane flagged it up.
- I am concerned that we have been kept in the dark about the intentions of the owners of Olicana.

- What was described in the planning permission application as a “small café/tearoom “ for site residents and Dales Way walkers, is now described on the Olicana Park website as a “café/restaurant and bar”.
- The owners have applied for a license to sell and retail alcohol for 7 days a week from 10 in the morning until 11 at night throughout the year.
- From the above two points I therefore deduce that the intention is to service not only the Park residents but also anyone else from Addingham or beyond, above the age of 18, who wants to consume alcohol with or without food.
- In addition I understand that with the license goes the permission to play music and other entertainment.
- There are already 5 pubs in Addingham, as well as a social club and an off-licence.
- I note from the Planning Permission that Olicana will provide a car park for 14 spaces immediately above the café/restaurant and bar”.
- So the intention appears to be to turn what was described in the Planning Application as a “small café/tearoom” into a bar on the banks of one of the most beautiful stretches of river in Yorkshire, and I can easily envisage that on a warm summer evening there could be upwards of a hundred diners and drinkers on site.

Having read your guidance I will try and detail my objections in the headings that are relevant:-

The prevention of crime and disorder.

- The bar will inevitably attract drinkers, not just diners. This will be the case especially in the summer where the riverbank will be an attraction. The building has a large verandah, and has grass running down to the river.
- Even with the best intentions, the landlords will not be able to restrict the number of customers, and the amount they drink, so inevitably the combination of alcohol and the riverside setting will lead sometimes to loud aggressive behaviour. That is what happens even in the best run of bars and pubs, and especially those in beautiful locations when the weather is good.
- Owners of houses nearby will probably be targeted by drunks – so casual burglary or damage to plants and garden furniture is likely.

Public safety.

- On warm evenings some drinkers may be tempted to swim in the pool above the weir, which could be really dangerous. Alternatively they could take their purchases down to the land past High Mill and try to swim there.
- Far more traffic in the Lane means the greater likelihood of accidents to pedestrians – exacerbated by the consumption of alcohol. If cars park in the Lane, that adds to the danger.
- The junction of the road with Bolton Road is already dangerous and there have been accidents. There will be more due to the increased volume of traffic, made worse by fact that some irresponsible drivers will have drunk alcohol.
- Most of the residents in High Mill are elderly – myself included – and are nervous at the prospect of drunken young people coming out of the premises.
- We already are seeing more speeding by contractors down the Lane – this will increase in proportion to the number of vehicles, and especially those going home after an evening out.



Prevention of public nuisance.

- Traffic volumes along the Lane were low until the construction work started. When the "café/restaurant and bar" opens they will increase dramatically. With only 14 designated parking spots, visiting drinkers or diners will try to park where they are not allowed to – in the Lane or the car park opposite 1-6 High Mill – and so there will be illegal parking, noise and congestion.
- In particular noise will be heard not only in High Mill, but also up the Lane and the Southern end of Bark Lane. This will come from music, late night revellers and no doubt slamming of car doors.
- I am particularly concerned about stag parties or other large groups renting several lodges at once.
- With the consumption of alcohol comes litter, which will need to be cleared up.

Protection of children from harm.

- Many of the local residents, including us, have grandchildren who may be woken by noise and other disturbance from drinkers leaving the premises.

In Summary

Until this point, I have tried to view the development of Olicana Park as a low-key business venture to provide lodges and caravan pitches to those people who love the river Wharfe and the Dales as much as I do. I am a businessman myself and respect the desire of Listers Leisure to create a profitable business. A "small café/tearoom" as described in the Planning Application was to me a natural and welcome service to the residents of the Park and occasional walkers on the Dales Way. I would add that the owners have converted the cottages at the bottom of the lane beautifully. So while the construction has been disruptive, I have tried to remain positive and neighbourly.

However with the application to serve alcohol all day and evening seven days a week, thus creating a riverside bar and restaurant, I now question whether it was ever intended to be a small café/tearoom but always was planned to be a restaurant and bar. Furthermore, although I recognise that the owners are residents of the area, I worry that one day the business would be sold on, complete with a license for the sale and retail of alcohol.

Whatever happens, trust with the local community has been severely damaged. We are now confronted with the possibility of a riverside restaurant and bar on our doorstep, damaging the feel of this outstandingly beautiful area. I sincerely hope that you will reject this application outright.

From: [REDACTED]
Subject: Re: Representation in objection to grant of Premises Alcohol Licence LA2008-Oleona Park
Date: 26 March 2018 15:47
To:

Licensing Team
Department of Place
3rd Floor Chambers
Hall Ings
Bradford
BD1 1HX



26th March 2018

[REDACTED] residents of [REDACTED] High Mill, Adlington LS29 0RY (adjacent to Oleona Park) herewith make representation in objection to grant of premises licence to Oleona Park, Licence Application LA2008.

The Prevention of Crime and Disorder

The sale of alcohol would increase the risk of the above and concerns would be raised regarding customers walking back up the lane. There have been a number of property theft incidents during the construction period. CCTV would not cover this area and we have concerns regarding customer noise /behaviour leaving the restaurant.

Public Safety and the Protection of Children from Harm

Considering the 35 covers at lunchtime and 35 for evening meals, we could anticipate during high season, a total of up to 58 visitors cars for each mealtime, assuming 2 sittings. This a high number of vehicles using a very narrow, steep, single lane. The vehicles, plus pedestrians and children would create an unsafe situation considering the width and steep gradient of the lane, especially after consuming alcohol.

The exit/entrance on to Bolton Road at a blind bend can be dangerous due to the fast traffic from the direction of Bolton Abbey. We query whether traffic volumes and the entrance /exit situation has been considered?

A cafe/restaurant would create more traffic than static vans, so reducing the number of static vans, does not reduce the volume of traffic. The bank of the fast flowing river is approximately 20 mtrs from the cafe terrace. This would be highly dangerous for customers who had consumed alcohol.

The biggest concern regarding health and safety is safe, free access for POLICE vehicles, FIRE ENGINES, and AMBULANCES at all times.

With the limited site parking, we worry that cars would park along the narrow lane and restrict this essential access.

The Prevention of a Public Nuisance

The sale of alcohol would increase traffic levels, restricting residents access to the lane and from the Mill and subsequently create a nuisance.

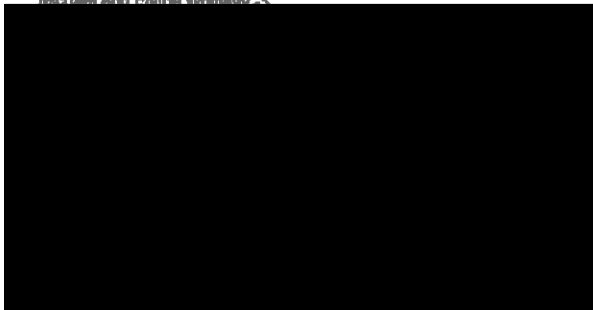
The lack of ability of the managers of the development, despite their best intentions, to control contractors traffic and parking, represents a serious concern with the additional parking and vehicle movement that will be associated with the restaurant/bistro facility.

Initially the building was described as a tea room /cafe in the planning application and consent, so we question whether the planners foresaw the traffic development inherent to a destination restaurant / bistro. No traffic projections had been required or produced, to the best of our knowledge.

In their statement their plans were to open three nights per week but licence application for 7 nights per week opens potential for the cafe/restaurant to operate for the same period, and create an extended nuisance. A clear threat in a letter of response to the neighbouring residents objections, from a director of Oleona Holiday Park, makes clear that they may sell the development to third parties whose objectives were unknown and uncontrollable, should their licence application be unsuccessful.

Yours in anticipation of your consideration

Michael and Eileen Whitley



█ Bark Lane
Addingham
LS29 0RB
27th March 2018

Licensing Team,
Department of Place,
3rd Floor Argus Chambers,
Hall Ings,
Bradford,
BD1 1HX

Phone : 01274 432240

Email : licensing@bradford.gov.uk

Re Licence Application LA2003 - Olicana Holiday Park, Addingham
Representation in objection to grant of Premises License

Sir

I refer to the recent letter sent to you on behalf of the Residents/Owners of High Mill Lane dated 22nd March.

I wish to record my full support for the basis of that objection and to add my name to the list of objectors.

Yours faithfully

█



Paul Fletcher

To: [REDACTED]
Subject: [REDACTED]

Licensing Team,
Department of Place
3rd Floor Argus Chambers
Hall Ings
Bradford
BD1 1HX

[REDACTED]
Bark Lane,
Addingham
Nisley
LS29 0RB



Licence Application LA2003 Olicana Holiday Park, Addingham.

Dear Sir/Madam,

I write in the hope that this application for a licence to sell alcohol over extensive weekly hours will be rejected.

When the owners of Olicana Park applied for the dramatic changes now in work, the indications were that the catering would be a café for the residents, and walkers. To my knowledge there were no

objections from any of the local residents to this. If, however, the licence is granted, the impact on people who came to live here for the peace and quiet which now exists will be great, and, in my

opinion, unreasonable. Evening drinking inevitably leads to considerable noise, which does not stop at "closing" time. Added to the human noise, there is that from vehicles.

Before a decision is taken, might I suggest that one or more of your team visit the site for a period late one evening, and imagine the change that the licence would bring?

Yours faithfully
[REDACTED]

the Paddock
High Mill Lane
Addingham
LS29 0RG

30th March 2018.

Licensing Dept
City of Bradford MDC
3rd Floor Argos Chambers
Hall Ings
Bradford BD1 1HX

MAIL PRINT

03 APR 2018

SCAN STORE

Dear Sir

Re: Licence Application - Dismissal Holiday Park - Addingham

I write to support the collective objection to the grant of an alcohol licence to Oliver's Park on the grounds already stated in the letter of 22nd March 2018.

Whilst it is now too late to raise an objection regarding the planning process and outcome there is no need for the sale and distribution of alcohol with so many licensed premises in Addingham village already in existence. In my view this breaches the planning application regarding the provision of a 'cafe' and will inevitably lead to increased footfall and a further demand for vehicle parking in an area High Mill Lane.

The close proximity of the five timber lodges to each other further raises a fire risk which also needs to be mentioned.

Kindly consider this objection.

Yours faithfully,

[Redacted Signature]

28 MAR 20

SCAN STC

THE FADDOCK

HIGH MILL LANE

ADDINGHAM

24.3.2018

LS29 ORE

RE: LICENCE APPLICATION LA2003

TO WHOM IT MAY CONCERN,

WE ARE WRITING TO YOU
REGARDING THE APPLICATION FOR THE
SALE OF ALCOHOL AT Olicano Holiday
Park Addingham.

WE AS A COUPLE CAME TO LIVE
AT THE FADDOCK TO RETIRE IN WHAT
IS A BEAUTIFUL QUIET AREA ON THE
OUTSKIRTS OF THE VILLAGE OF
ADDINGHAM. IN FACT THE
HOMES WE LIVE IN HAVE AN AGE
REQUIREMENT OF 55 AND OVER
SO THAT MADE IT MORE APPEALING
TO US TO LIVE HERE.

We have put up with months of noise and disturbance and extra volumes of traffic coming up and down the lane past our property whilst the work on the cabins have been carried out at Olicano Park but whilst we thought this would eventually come to an end we feel this would not be the case if an alcohol licence was granted.

The noise will in fact probably go on later into the evening and night. We are worried about more people walking up and down the lane causing disturbance after drinking alcohol. Also more cars up and down the lane later at night.

we enjoy living in this very quiet secluded part of the village but we feel it will very much change the area if a licence were to be granted

Also we have grandchildren who come to visit and enjoy the freedom of walking down a quiet lane to the riverside and this will prove more dangerous for them with more volume of traffic.

So we are objecting to the application for a licence to provide alcohol at Olitano Park so that we can enjoy our retirement as planned.

Yours faithfully





THE PADDOCK
HIGH MILL LANE,
ADDINGHAM.
NR. ILKLEY
LS29 0RE
26.3.18

RE: LICENSE APPLICATION LA2003 - OLICANA HOLIDAY PARK
ADDINGHAM.

To. WHOM IT MAY CONCERN

I write to state strongly, my objection and raise concerns in respect of the application for a PREMISES licence LA2003. I do so because in my understanding, that the new owners - HISTERS LEISURE LTD, developers of Olicana Holiday Park, Addingham, were to construct - 5 log cabins and a TEA ROOM, selling teas/ Coffees and cakes.

Background Information:

The development at Olicana Holiday Park has, in my opinion "already" fundamentally impacted on the nature of what was a quiet residential setting, over the past year. What I thought and what I was lead to believe, was a small development of 5 log cabins and a Tea Room. The development up to the present date has resulted in what I can only describe as a "blot" on what was a beautiful, tranquil/peaceful landscape, by the side of the river Wharfe.

I do not think it should be "underestimated" how "naive" and "shortsighted" I have been and I am sure other local residents will agree! To what we thought was to be built on the Olicana site, to what has "actually" been constructed there.

The volume of "heavy" traffic, the constant noise of building work, the dirt left on High Mill Lane and the air pollution, has been a constant source of concern for the past year. It has, to say the least, been relentless 5 1/2 days a week!

Present Circumstances:

I can only assume, that the unfinished construction site at Olicana Holiday Park, will continue well into this year. In view of what I thought was to be built, & what has actually taken place, I would like to take this opportunity to ask "What further development - additional construction, does Hixlers Leisure Ltd intend for my surroundings?"

A Theme Park based on the cartoon "FAMTSTONES"?

A Music Venue for people to "ROCK AROUND THE CLOCK"?

A Beer Festival venue drawing people from "NEAR AND FAR"?

The possibilities are "endless", if a premises licence is granted. It is without doubt, a dreadful situation for the residents within sight of Olicana Park!

In Conclusion:

As Hixlers Leisure is a "limited" company, their business plan and sole purpose will be to make money. Make a profit. The whole "ethos" of directors, is to make excessive profits, at the "expense of the public".

The "abomination", that has been built, just yards away from my home, has destroyed my little piece of Heaven, Lane at High Mill Lane, ADDINGHAM.

The thoughts of drunk and disorderly behaviour taking place night outside my home, late at night, fills me with despair! Yet further disruption to my retirement years,

Yours sincerely,

FOOTNOTE:

I have received a letter from a Susie Stewart, Hixlers Leisure Ltd. It briefly states... "unsure of how the business will develop". That statement alone, leaves the door 'wide open' for Olicana Holiday Park to be used for 'whatever' business plan, if a premises licence is granted!

MAIL PRINT

03 APR 2018

SCAN STORE

High Mill,
High Mill Lane,
Addingham,
Ilkley.
W. Yorks LS29 0RY.

27th March 2018.

Licensing Team,
Department of Place
3rd Floor Angus Chambers
Hall Ings.
Roadford BD1 1HX

Dear Sirs,

re Licence Application LA2003 - Olicana Holiday
Park, Addingham.

I am writing to object to Grant of Premises Licence
for Sale of Alcohol - Monday - Sunday 11-23 hours
This follows the group letter of objection sent on
behalf of the Residents of High Mill, High Mill Lane
and The Paddock, by The High Cross. Please see this
document for the background, context & planning
& development issues explained in this document.
I have lived at High Mill for nearly 20 years,
which is situated on the Dale's Way, adjoining on
one side by the Dawson-Crosby field - administered
as a Charity - Trust for the leisure, enjoyment &
use ~~of~~ by all Addingham residents. The other side
of High Mill is the Olicana Holiday park (previously
Olicana Caravan Park) which is currently being
developed to provide 4 cottages, 5 chalets, 1 bar
& restaurant and 29 static caravans - to accommodate

a potential total of 146 persons

The granting of a licence
7 days a week ^{would contravene} Town

THIRY JIAM
to sell alcohol
12 hours a day
Licensing Team
OBJECTIVES

12 hours a day
Objectives.

1. Prevention of crime + disorder.

Sale of alcohol to the public 12 hours a day is likely to attract extra numbers of people to the Park + users of the Sales Way, with increased risk of theft + crime. I understand there have already been a number of thefts from outside High Mill Cottages + Olicana Cottages.

2. Prevention of public nuisance.

Sale of alcohol to the public + holidaymaker risks increased noise + nuisance during the day, at week-ends + late at night by customers walking to + from the village, or driving to the site.

It is feared that in future the holiday park could be used for parties such as weddings, hen + stag week-ends, + bring extra noise + traffic to our quiet peaceful area of Addingham. This would further annoy the residents, and harm the wildlife along the River Wharfe + The Sales Way.

3. Public Safety

Extra traffic using High Mill Lane, which is a private road, also leading to the river, would be a danger to residents and holidaymakers alike.

The turning from Bolton Road into High Mill Lane is already dangerous, with traffic coming from Bolton Abbey habitually exceeding the speed limit + endangering cars from Addingham trying

to turn into High Dull Lane on a virtually blind corner.

H. Protection of children from harm.

Like many of the residents, I frequently have young grandchildren staying & visiting. I expect there will also be more children staying with their families at Okiana Park, than in the past. There will be extra danger due to increased traffic using the lane. In the summer, children & teenagers from the village frequently visit to use the lawns, Crossley field & river bank & river.

For all the above reasons I feel that granting a licence for sale of alcohol would be detrimental to residents, both of High Dull, High Dull Lane & The Paddock & also to all the Aldingham residents who come down to enjoy the river, wild life & use the field.

Yours faithfully,



Melanie McGurk

From: Licensing Team
Sent: 03 April 2018 20:24
To: Melanie McGurk
Subject: Representation - Olicana Park

-----Original Message-----

From: auto-responder@bradford.gov.uk [<mailto:auto-responder@bradford.gov.uk>]
Sent: 01 April 2018 19:30
To: Licensing Team
Subject: Online Form Submission - licensing

THIS IS AN AUTOMATED MESSAGE - PLEASE DO NOT REPLY TO IT.

A visitor to your site has submitted the form Contact Us.

http://online.bradford.gov.uk/ufs/ufsmain?formid=CONTACT_US&ID=d408464f5f399e54b297591603a0a60d

SUBMITTED DATA

Title : Miss
Forename [REDACTED]
Surname [REDACTED]
Telephone [REDACTED]
Email [REDACTED]
Preferred contact method is: Email

Address:

[REDACTED]
MOOR PARK CLOSE
ADDINGHAM
LS29 0QE
UPRN: 100051246615

Subject: Olicana, Addingham, LA2003

Details: Olicana has applied for a license to supply alcohol in their new cafe by the river Wharfe at High Mill, Addingham.

I wish to object. Alcohol consumption will no doubt spill outside to the cafe patio and consequently there is likely be quite a lot of noise and possibly bad behaviour, especially on a warm afternoon or evening. The river Wharfe at High Mill is a sanctuallly for wildlife that is sensitive to disturbance. This includes herons, dippers, oystercatchers, goosanders and kingfishers that I regularly see on my walk in this area. It will also disturb what is up to now, a tranquil place for people wanting to escape from the hussle and bussle of our developing world.

Melanie McGurk

From: Licensing Team
Sent: 03 April 2018 20:23
To: Melanie McGurk
Subject: FW: Objection to Licence Application LA2003 - Olicana Holiday Park, Addingham

From: [REDACTED]
Sent: 31 March 2018 12:41
To: Licensing Team
Subject: Objection to Licence Application LA2003 - Olicana Holiday Park, Addingham

[REDACTED]

Owners of The Paddock Residential Site
The Paddock
High Mill Lane
Addingham
LS29 0RE

email:m [REDACTED]

28th March 2018

Licensing Team
Department of Place
3rd Floor Argus Chambers
Hall Ings
Bradford BD1 1HX

Dear Sirs

Reference: Licence Application LA2003 - Olicana Holiday Park, Addingham

Representation in objection to grant of Premises License

Our concern with regard to the licence at Olicana, Addingham would fall under the category of:

"The prevention of public nuisance. Public nuisance is given a statutory meaning in many pieces of legislation. It is, however, not narrowly defined in the Licensing Act 2003 and retains its broad common law meaning. The issues mainly concern noise nuisance, light pollution, noxious smells and litter."

The Paddock, High Mill Lane, Addingham is a quiet residential site for over 50's and as such the granting of a licence at Olicana would result in the 15 properties on The Paddock having to suffer **extra traffic, traffic noise, public noise nuisance and light pollution**, all of which would have a detrimental effect on the residents at The Paddock who are all direct neighbours of Olicana.

The existing planning restriction at The Paddock to people of over 50 years of age, reflects the quiet character of this area and is the reason residents have specifically chosen to relocate to the specially restricted location for over 50's.

We would recommend refusal of the licence as there would be a considerable increase in traffic and its associated light and noise pollution. Consequently the residents would also have to suffer the light and noise disturbance of numerous cars passing at various times as well as the public noise nuisance of people leaving the site on foot as they walk up High Mill Lane past The Paddock and neighbouring residential properties late at night.

There is grave concern and disappointment already amongst the residents at the Paddock regarding the loss of privacy and amenity that this development at Olicana has already caused. The height of the very large timber lodges has already impacted greatly on the privacy of The Paddock properties and their amenity value. The very prominent industrial style black tin roofs on the lodges are not at all in keeping with the character and appearance of the local area and do not maintain or enhance the character of the environment. They have had an adverse effect on the surrounding environment and the occupants of adjoining land. The moving of the large electric transformer pole from within the Olicana site up to the boundary of the Olicana and The Paddock site, has now resulted in the transformer being extremely close to The Paddock properties and within direct view of The Paddock properties.

There is now even graver concern amongst the residents at the continued loss of privacy and amenity that this licence application would cause. The granting of the licence would have a negative impact on the amenity of the properties at The Paddock through noise, light pollution, loss of privacy and late night activities and in view of all the above concerns we would recommend that this application is refused.

Yours faithfully



[REDACTED]
Bolton Road
Addingham
Ilkley
LS29 0RF
31/03/18

To whom it may concern

We write with reference to the letter sent to your team from the residents of High Mill Lane, High Mill and The Paddock, Addingham, dated 22/03/18.

We live above the Olicana Park development on Bolton Road, and as such will feel the impact that granting a licence will have on the whole area.

The letter sent to you by our near neighbours highlights several concerns and objections of granting a licence, all of which we wholeheartedly agree with.

We have lived on Bolton Road for 15 years and although we have sometimes heard the visitors to Olicana Park in the summer months, it has never caused us any problems. However, noise does travel in quiet rural areas and we fear that the extra noise and disruption that could arise from a licensed premises will be very detrimental to many local residents. This, together with the numerous points raised regarding parking, the impact on other local businesses and the potential affect on wildlife in the area are all great causes of concern for us.

We look forward to your consideration in this matter.

Yours faithfully
[REDACTED]

Melanie McGurk

From: [REDACTED]
Sent: 04 April 2018 15:36
To: Licensing Team
Subject: Application LA2003 Lister's Leisure Ltd

Dear sir

I would like to object to the above license application on the following grounds;

Prevention of public nuisance

Adjacent to Olicana Park is The Paddock a park home site for the elderly. This could be adversely affected by noise from the proposed licensed premises. On summer evenings and weekends, the noise could not be kept within the premises as people ate and drank outdoors. It is proposed by the owners that this site will become a venue and attract many people. Noise would also adversely affect the residents of High Mill.

There would be an inevitable increase in traffic and parking as a result of the proposal. High Mill Lane is narrow and steep, it is privately owned, not wide enough for two way traffic or parking. This would encourage visitors to park on the busy and narrow Bolton Road and Bark Lane. The junction of Bolton Road and Bark Lane is the site of a number of accidents in recent years, it being a 'blind' junction on the crest of the hill. Bark Lane is not suitable for parking as the area is heavily used by traffic particularly at weekends and holiday times, as it is a major route to The Dales, as such it is heavily congested at peak times resulting in significant queueing.

Protection of children from harm;

The proposed licensed premises are within 10 meters of the River Wharfe, where the bank gives way immediately to very deep water above the weir. The only way that children could be prevented from harm would be through constant adult supervision. Lister's Leisure could not guarantee that this supervision could be provided.

There is also the potential for harm to unsupervised children by vehicles accessing the site. High Mill Lane is steep and narrow and not suitable for the significant increase in traffic that the site would inevitably attract if open to the public as a drinking venue.

I hope that you feel that my objections to the proposed alcohol license are considered and sound. I do hope that in order to understand the effects that gaining a license would bring about, you would visit the site. I hope that you will now, considering all the other objections you have received, go on to refuse this request.

Thank you

[REDACTED]
[REDACTED] Bark Lane
Addingham
LS29 0RB

From: [REDACTED]
Sent: 05 April 2018 17:35
To: Licensing Team
Subject: Olicana Park, Addingham - sale of alcohol 11.00 - 23.00

I wish to object to this application.

I have seen the objection made by the residents of High Mill, High Mill Lane and the Paddock and agree with the grounds of objection.

In particular:

1. This is a tranquil rural location and the introduction of late night drinking is inappropriate because it will, inevitably, give rise to increased noise and activity to the detriment of nearby residents.
2. The access to and from Bolton Road is problematic at the best of times. The potential for increased traffic generated by the licensed premises is obvious and inappropriate. There are clear safety concerns for vehicular traffic and, particularly, pedestrians.
3. The car parking provision appears adequate for existing residents and users of the Park but there is no provision for the potentially large numbers of vehicles which could access the licensed premises. They will end up being parked in inappropriate places to the detriment of residents.

It seems that the owners of the Park have changed the nature of what was originally described as a cafe to what is actually more akin to a pub.

Please give weight to these serious areas of objection.

Please also acknowledge receipt of this objection.

[REDACTED]
Bolton Road
Addingham
Ilkley
LS29 0RF

[REDACTED]

Melanie McGurk

From: [REDACTED]
Sent: 05 April 2018 18:36
To: [REDACTED] Licensing Team
Subject: FW: Olicana Licence Objection

Dear Tracy, Elizabeth and members of the Licencing Team,

On behalf of [REDACTED] Bolton Road, LS29 0RF (email address here) please find personal representation letter below.

We would be grateful of your acknowledgement of receipt.

Thank you for your care in this important matter.

Sincerely

[REDACTED]

To Whom It May Concern

I have read the objections that the residents of High Mill Addingham have made to yourselves and very much agree to all points that they have given.

I feel that the owners of the site have changed the boundaries which were originally set out.

Notably that the cafe was to be for the residents of Olicana Park and passing walkers on the Dalesway.

This recent application to extend the licensing hours would be to encourage late night drinking in a very inappropriate place (where local residents reside)

Car parking is a big issue as there is only sufficient parking for residents and therefore parking will be in inappropriate places and become a potential hazard.

The volume of traffic on Bolton Road and the already speeding cars (in a 30 mile area) will only give rise to potential safety issues.

While the residents have been fair and understanding of this Holiday Park I feel the owners are not as equally fair or understanding.

I trust you will consider the points put forward by all residents of the area.

Please acknowledge receipt of this email

[REDACTED]
Bolton Rd
Addingham
Ilkley
West Yorks

[REDACTED]
Sent from my iPad

RE: LICENSE APPLICATION

LA 2003 - ALCOHOL

OBJECTION



THE PADDOCK
HIGH MILL LANE

ADDINGHAM

ILKLEY

LS29 0RE

01943 831732

26/3/2018

Dear Sirs,

My wife and I wish to
add our formal objection to the granting of an
alcohol license to Histers Leisure Ltd, re
Olicana Park.

We are concerned that what
was only stated to be a cafe, serving tea and coffee
now seems to have developed into a busy
commercial enterprise. The serving of alcohol will
encourage a wider public for example weddings
functions etc. As you will be aware,

there are already five establishments serving alcohol and food in the village, and two cafes. There is also a thriving Supermarket offering a good selection of alcoholic products. All of these are easily accessible to holiday makers using the lodges.

The granting of a license will cause increased traffic to what is a narrow privately owned lane and add further disturbance to the abundant wildlife in the immediate vicinity. The parking provision is not adequate for a larger visiting public. The increase in traffic will also include service vehicles delivering wine and beer. We feel that the consumption of alcohol will encourage noise, nuisance and unruly behaviour.

My wife and I moved from the South to the beautiful county of Yorkshire

in order that we may enjoy our
retirement in a wonderful and tranquil
setting, with a thriving village community.

Yours Sincerely,

