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

Phone : 01274 432240
Email : licensing@bradford.gov.uk

Thursday 9th November 2018

Re Licence Application - Olicana Holiday Park, Addingham LS29 0RD
Representation in objection to grant of Premises License

To whom it may concern.

Dear Sir, dear Madam,

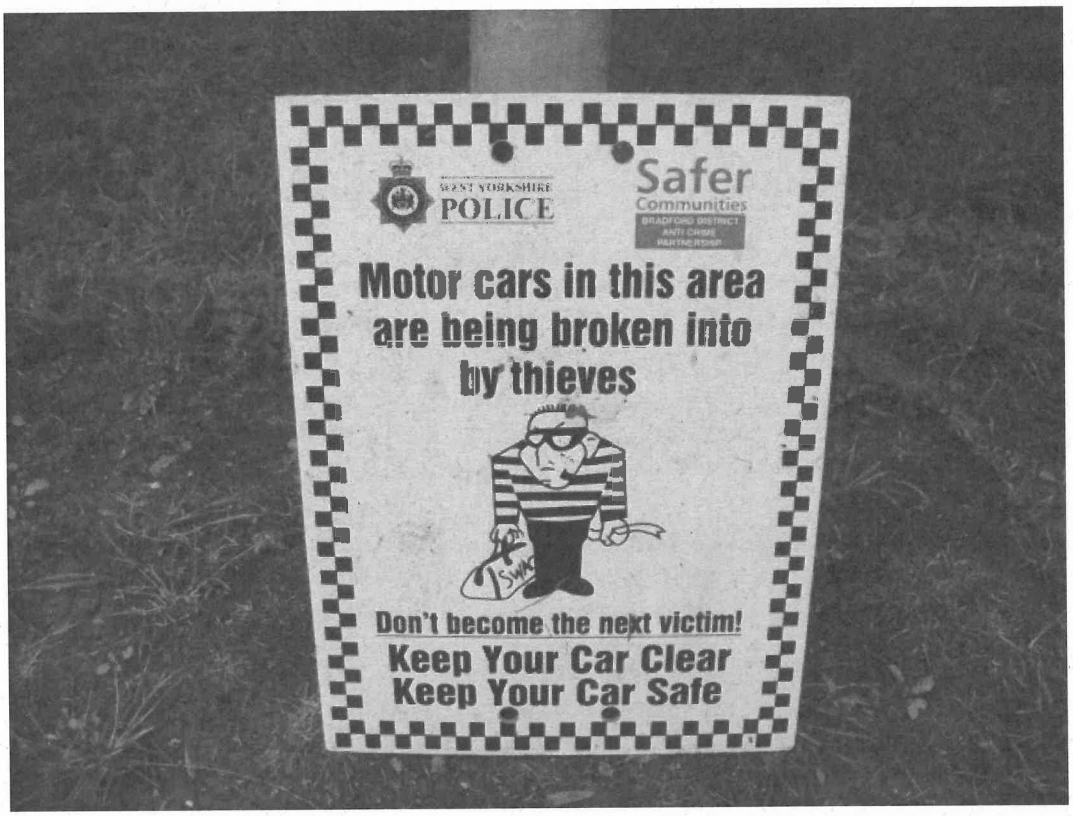
I am a resident on The Paddock, a privately owned site of 15 park homes. The site restricts ownership of the park homes to those over the age of 55 years.

For mental health reasons I moved here for the peace and quiet of the location and community. I now find that at 68 years of age I have to defend my rights for peace and quiet against a multi million pound company that is determined to ruin the lives of the local residents for financial gain. I would like legal advice unfortunately I am unable to afford it much less representation.

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.

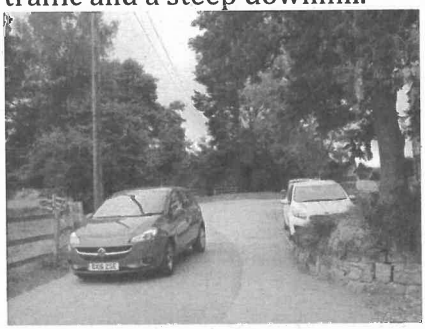
The prevention of crime and disorder.

This warning is outside Addingham Primary School. This is on the second busiest road, is well lit by streetlights and is overlooked by local houses.
What does Bradford Council and the local police think of the possible resulting increase in crime?
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.
With its isolated location and the only access for non-locals is driving then some drivers will drive under the influence of alcohol.



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 café / tearoom originally intended to provide refreshment for Dalesway footpath users has grown into a 35 seat and now 45 seat restaurant and bar,(Ref, www.olicanapark.co.uk)

In all of the time that Listers have been involved with Olicana Park have not spoken to me, consulted me in fact have refused to meet me.
As can be seen from the photos the scale and cost of this building is clearly more than a tearoom. Is it an attempt to navigate around planning permission on green belt land for or to misinform local residents as to its real reason?
The log cabins have grown into luxury Alpine chalets.
The caravan park season has been extended from 6 – 10 months.
It appears that the cabins and cottages are going to be a year round operation.
The car park that was planned as a communal one for the cabins with access by the main entrance is now fenced off with an entrance directly onto High Mill Lane and I assume used for the restraint/pub. The cabins now have adjacent parking.
Whilst the planning is not within your remit this is to illustrate the liberties taken after planning permission was granted..
If an alcohol license is granted what liberties will be taken afterwards?

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

<u>The prevention of public nuisance.</u>

The Paddock is a residential site for the over 50's and is covered by The Mobile Homes Act 1983. This is to protect vulnerable people from this kind of action.
Please consider the noise pollution. My home 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 present car park is next to my home.

The level of noise in the summer with doors and windows open and the possibility of music. On Saturday 4th August 2018 they held some event on their site. The noise of the music (without a licensee) was such that I had to close doors and windows (during the heat wave) in an attempt lesson the noise. Even so I could hear the thump of the music for 2 hours. The creation of the new car park is next to our homes not 10 meters away. The noise of customers leaving and the slamming of car doors and the last to leave are always the noisiest. The walls of my home are about 13 cm wide. They provide little noise insulation, which is why park homes are sited in quite rural locations. Not next to pubs and car parks.
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 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 80 -152 people at any one time on site. If each car load stay for 2 hours to consume their meal or 3-4 pints or ½-1 bottle of wine in 10 hours that's 540 people on a good day. That is a lot of car doors slamming and 90 cars up and down the lane. Add to this 1 car per residential unit another 26 cars plus all of the service vehicles.
What procedures do Listers have in place to keep noise to a minimum?
What are Listers proposals when their car park is full?
With all of these people Listers do not intend to employ security staff or join Pub Watch.
All 5 pubs in the village have outside tables.
If a license is granted there is a likely hood of picnic tables with umbrellas, patio heaters, lighting and piped music.

With Lister's already public nuisance and noise pollution that they could have prevented indicates a disregard or contempt for their neighbours. The granting of a license would be to justify their actions and encourage more anti social behaviour.
Neither of the directors or their families lives in the High Mill Lane community as they would not like to live under the regime that they are planning to impose.

My bedroom is 10 meters from the road. Some residents are adjacent to the road. There are already a number of visitors to the site who treat High Mill Lane as a race track even before consuming alcohol. The revving of the car engines as they climb the hill is significant; this could also be 11 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.

High Mill Lane is busy with local families walking to play and picnic on the riverside. Because aiding and abetting drink driving is not a criminal offence. Listers do not appear to have any plans to discriminate between drivers and passengers when selling alcohol. These children are particularly at risk of harm from drivers who have been sold unregulated amounts of alcohol.
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 others and I 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.

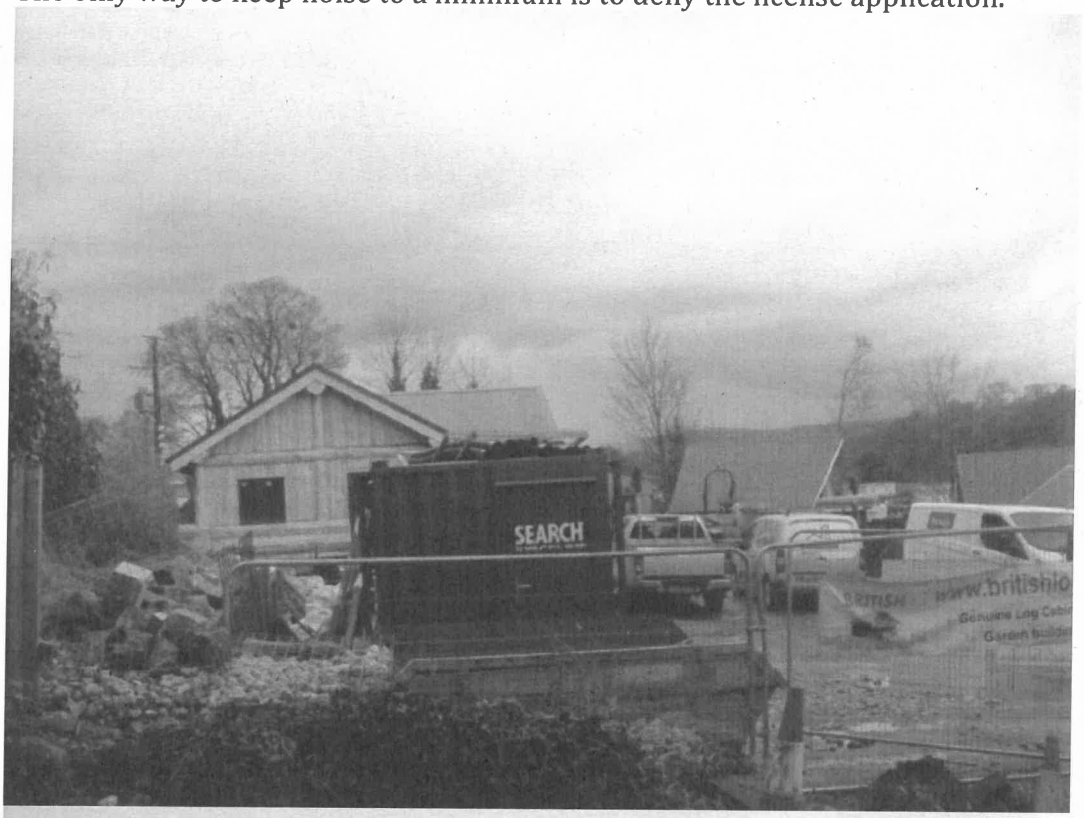
With reference to Listers first application. In 2.4 the supply of alcohol between 11.00 to 22.00. Then 2.5 c) primary open in the daytime.
This is what Listers say.

We take our relationship very seriously with our neighbours and will keep noise to a minimum. Ref 1st application.

This is what Listers do.

With having the whole site available they chose to position their contractors car park as close as possible to The Paddock. From 7.50 am onwards there is the slamming of 10 – 15 van doors, then continuing throughout the day.
The skip was for stones and rocks and was replaced at least 3 times. Was it placed here as a punishment for objecting to the application.
At will they denied access to High Mill Lane and The Paddock using both as an extension to their construction site. All of the vehicles have reverse warning alarms. (These are only a sample.)

The only way to keep noise to a minimum is to deny the license application.



Another example of Listers attitude to their neighbours. Whilst local, national and European governments are committed to cleaner air quality Listers are promoting pollution. With reference to their web site 5 cabins and 1 cottage will have wood burning stoves. These produce.
Carbon monoxide, which is a poison.
Complex organic compounds that is harmful to the lungs.

The carbon dioxide that has been absorbed during the trees life is released as a greenhouse gas.
Particles of soot and tar.
The ever present smell of burning.

The flues used are just tall enough to dump their poison on their neighbours. If any neighbour has a breathing difficulty or is adversely affected by the pollution Lister;s don't care.

On 14th July I believe that Mr. Sheldon hosted a private party at his home some miles up river. The PA system could be clearly heard for several miles in all directions. This continued until the early hours.

There was no empathy for neighbours, his caravan owners or his guests in the cottages. If a license is granted there is nothing preventing him from applying for a temporary event notice at will. The event above was for pleasure and could be repeated for profit. Baring in mind that their first application notice was deliberately obscured in the building site and was only noticed by dog walkers.

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

Yours Faithfully

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

e.mail:licensing@bradford.gov.uk

10th November 2018

Representation in objection to grant of Alcohol License-Hamiltons, Olicana Park, High Mill Lane, Addingham LS29 0RD / Listers Leisure Ltd.

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 a narrow, steep 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. The probability of functions and patrons leaving after 10pm very clearly increases the likelihood of anti-social and criminal behaviour.

Public safety and the protection of children from harm.
Considering 35 covers at lunchtime and 35 for evening meals, we could anticipate, during high season, a total of up to 56 visitors cars for each mealtime, assuming 2 sittings. This is a high number of vehicles using a very narrow, steep, single lane without pavements.
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 is known to be dangerous due to fast traffic from the direction of Bolton Abbey.
We query why traffic volumes and the entrance / exit situation has not been considered ? This is a major public safety concern

A cafe / restaurant would create more traffic than cars from static vans, so reducing the number of vans from 50 to 29 does not reduce the anticipated volume of traffic that a restaurant would produce.

The ungarded, open bank of the fast flowing river is approximately 20 steps from the cafe terrace. This would be highly dangerous for customers who had consumed alcohol.

Further concern regarding health and safety is the safe, unrestricted access for POLICE vehicles, FIRE ENGINES and AMBULANCES at all times.
With limited and uncontrolled 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 resident's 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 current 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 in a destination restaurant/ bistro. No traffic projections had been required or produced, to the best of our knowledge.
The licence application for 7 nights per week opens potential to create an extended nuisance. A clear threat in a letter of response to the neighbouring residents' objections, from a director of Olicana Holiday Park, makes clear that they would possibly sell the development to third parties who's objectives were unknown and uncontrollable, should their objectives not be met.

Yours in anticipation of your consideration

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

email: licensing@bradford.gov.uk
phone: 01274 432240

By email and by registered post

8th November 2018

Representation in objection to grant of Alcohol Licence - Hamiltons, Olicana Park, High Mill Lane Addingham LS29 0RD / Listers Leisure Ltd.

As a matter of record, an application for Premises Licence was made by Listers Leisure Ltd, in March of this year. That application was met with written objection by some 40 residents of High Mill, The Paddock, High Mill Lane, Bark Lane and Bolton Road.

In spite of three face to face meetings, initiated by residents' representatives to reach understanding and agreement, the applicants have failed to provide substantiation to address residents' concerns. The applicants requested postponement of the hearing date from April to July this year. They subsequently withdrew their application on 10th July.

The renewed application of 17th October appears a cynical tactic in the face of considered and deeply felt concerns and our serious attempt to find accord.

There is no material change whatsoever to the reasons for our objection to grant of an Alcohol Licence.

We wish to object to this renewed application for present and future generations of residents.

Planning context and change of use

High Mill Lane is a peaceful residential community in what is an area of high landscape quality within the Wharfedale Landscape Character Area.

Listers Leisure Ltd have developed a luxury holiday lettings business with clear intent to profit from a beautiful stretch of the River Wharfe that was formerly designated as Green Belt Land.

The scale of development in footprint, volume and height, exceeds what was previously on the site, and is beyond what was initially described to and understood by residents in good faith. Planning permission was granted, without local objection on the basis of a "small tea room and café".

Claims that their £2.5million investment is to the benefit of the local community feel disingenuous.

Referring to the Planning Officer's Report the development was

- *"replacing 17 static caravans with 5 timber holiday lets set further from the river and* ***a small tea room café***"

- *"the café would be a low key operation catering for holiday makers and short hours through the day to cater for passing walkers on the nearby Dalesway and not as such generate significant traffic from off site."*

It is hard to see how the large building with its undocumented kitchen extension, now described as **"café come bistro"** would be commercially viable providing *"the main aim is to service the Park, Log Cabins, Cottages and passing walkers being on the Dales Way"*.

With a specific provision of 12 parking spaces at the top of the site, in addition to two disabled places at the bottom, it is inevitable that significant traffic from off site will be attracted down a small, private, no-through, residential lane.

After the fact, we see the scope of planning was flexed to accommodate a significant commercial development on Green Belt land.

The intention for **change of use prior to opening** is evidenced in shifting communication.

Can you see that an application and grant of an alcohol licence should now require a fresh planning application?

Objections

With this as context for our concerns, in keeping with the Licencing Objectives, our objections to the grant of Alcohol Licence remain as before and include:-

Protection of children from harm

We believe that commercial availability of alcohol along a river bank open to the public creates greater risks. It is our opinion that the presence of licensed premises on this beauty spot significantly increases risk to children.

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 at Olicana Park, and those of future residents, would be compromised by sale of alcohol and associated behaviours.

With the increase in traffic and drivers who are unfamiliar with the road, there is an increased risk of accidents involving minors.

Is the site more or less dangerous to children with a premises licence to sell alcohol, or without?

Public safety

We have already witnessed a significant increase in traffic by operation of the cottages and 5 timber holiday houses and associated servicing. We anticipate further increase in traffic movement and volume. With the business actively marketed as a public destination we can anticipate a considerable increase in customer, supply and service traffic on High Mill Lane, extending beyond licensing hours.

Speed has been a noted issue to date. People unfamiliar with the private lane are arriving and leaving at inappropriate speed. Concerns around speed of vehicles are increased with the consumption of alcohol.

The junction at High Mill Lane and Bolton Road is recognised as challenging. Traffic moving towards the Bark Lane junction is regularly observed approaching at well over the 30mph limit. Additional traffic and lack of familiarity with the junction will only make matters worse.

Parking is a further concern. Although the Directors of Listers Leisure Ltd insist they have provided for adequate parking, there is no means of control over the number of casual drinkers and diners arriving at the park. High Mill Lane is a private, no-through lane, with no public parking. The small Dawson-Crossley car park at the bottom of the lane is expressly dedicated to the use of bona-fide residents of Addingham.

Listers Leisure Ltd, have installed an electronic gate to control entry to Olicana Park.

Where do the applicants imagine that surplus traffic is going to queue, turn around, or park?

Prevention of public nuisance

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 36 covers, we note the substantial terrace and river bank area. With outside seating very popular, it is anticipated that the destination will attract significant numbers of people for casual drinking in the summer months.

In addition to visitors arriving by car, these numbers will inevitably be increased by motorcyclists, cyclists and pedestrians. Large groups of people consuming alcohol often leads to loud, drunken behaviour. The sale of alcohol to the public brings the risk of increased noise levels, beyond licensing hours.

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

In sum, the substance of our position is that by placing a licensed restaurant in green belt, on the banks of the Wharfe on the Dales Way is, to those who live in close proximity down a private road, a public nuisance.

The prevention of crime and disorder

Disorder associated with increasing numbers of visitors and the consumption of alcohol is inevitable. Incidents are far more likely to occur with a public licence than without.

Impact on wildlife and the natural environment

The riverside environment affords a peaceful habitat for diverse wildlife including kingfisher, heron and otters. While we recognise this is beyond the immediate scope of the Licencing Team, we include this obvious concern.

This natural environment and residential area is totally unsuitable to accommodate a business licenced to sell alcohol now or in the future.

The residents of the immediate vicinity have lived in Addingham for many years, our homes are our primary residences, and we are thoroughly vested in the area.

We feel very troubled that this beautiful, rural corner may become sacrificed to the commercial objectives of a privately held company with limited liability.

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, see fit not to grant licence for the sale of alcohol and require Listers Leisure Limited to submit a renewed application for planning.

Yours sincerely,

From:
Sent: 12 November 2018 09:40
To: Licensing Team
Subject: Representation - Hamiltons (Leeming)

9th November 2018

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

Dear Sirs

Representation in objection to grant of Alcohol Licence – Hamiltons, Olicana Park, High Mill Lane, Addingham LS29 0RD/Listers Leisure Ltd

Representation in objection to granting of Alcohol Licence

The initial planning application was for the construction of a single storey tea room and kitchen/wc's. In the Planning Officer's report of 5th April 2017 he stated that the building would be a *"small tea room café"* and a *"low key operation catering for holiday makers and short hours through the day to cater for passing walkers on the nearby Dalesway and not as such generate significant traffic from off site"*. We would like to make the representation that the application would definitely generate significant traffic from off site, especially when it is being marketed as a "Café Bistro which will also be open to non-holiday makers, adding a further dining option to the Addingham locality and the Dales way ramblers". There has already been a significant increase in traffic on High Mill Lane as a result of the 5 timber holiday lets and the development of the Olicana property into 4 cottages.

Our concern with regard to the application for an alcoholic licence, 7 days a week, 11.00 – 22.00 hours at Olicana, Addingham would fall under the category of *"The prevention of public nuisance"*.

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 residential site having to suffer **the effects of traffic congestion, traffic noise, public noise nuisance, light pollution, noxious smells, litter and a loss of privacy** all of which would have a detrimental effect on the residents at The Paddock who are all direct neighbours of Olicana.

The re-siting, by Olicana, of the large electric transformer pole from within the Olicana site up to the edge of the Western link footpath, has resulted in the transformer being sited next to the boundary of the Western link footpath and very close to and within direct view of properties on The Paddock Residential site resulting in a negative visual impact for the residents..

The granting of the licence would also have a negative impact on the amenity of the properties at The Paddock and in view of all the above concerns we would recommend that this application is refused.

Subject:

From:
Sent: 12 November 2018 13:45
To: Licensing Team
Subject: Representation - Hamiltons (Ramsden)

Objection towards the application of the alcohol licence:

Hamilton's,
Olicana Park,
High Mill Lane,
Addingham.
LS29 0RD
Listers Leisure Ltd

I strongly object to the licence applied for by Lister Leisure Ltd. I've lived at High Mill for 30 years. High Mill is a listed building once painted by Turner in a beautiful part of Addingham. It's that's a small community of residents who appreciate living in a quiet and peaceful area of the countryside. Unfortunately we have experienced significant disruption over the past two years.

Olicana Park is down a narrow dead end lane with permissive way only. The road is managed and maintained by the residents of High Mill who appreciate the area as a natural habitat for wild life. We have Kingfishers, bats, dippers, rabbits, ducks, herons and a family of otters on the riverbank. Unfortunately after 32 years we have not seen the swallows this year.

The disruption to our lives has been considerable in the last 2 years from the renovation of this site. If this licence is granted we feel this continued disruption will continue. We cannot retreat to a back garden as the house sits in the river. Our gardens front and face onto the caravan site.

There is an increase in traffic up and down High Mill Lane due to the opening of the caravan site which will increase further with visitors to the bar/restaurant. Visitors to Olicana Park are at times leaving their cars outside our houses. There is also a massive increase in the numbers of people using the Dawson Crossley car park when coming to stay which is for sole use of the residents of Addingham village.

We understood that planning was permitted for a small cafe and tearoom. This appears to now being marketed as a restaurant and bar with the potential to hold functions and weddings. The size of the cabin is not inline with a small cafe so appears to have escalated with a license being requested to serve alcohol from 11 am to 10pm.

The access at the top of High Mill Lane is not easy to negotiate at the best of times. We currently rent 3 car parking spaces to Lister Leisure Ltd (peppercorn rent) which are used for their holiday cottages. This is not necessarily a permanent agreement. The cafe can seat up to 35 people with a small parking area for 12 cars. There is a potential audience of up to 80 people using the restaurant from the general public, 4 cottages, 5 cabins, and 29 static caravans.

Our family including younger children visit regularly and play freely in the area outside our houses. I am quite concerned for their safety with the already increased traffic and cars travelling down at unsafe speeds.

I feel that if the license was granted it would have a massive impact on the noise levels, wildlife, safety, peace & quiet and overall environment of High Mill.

Subject: FW: Representation - Olicana Park

From:
Sent: 13 November 2018 11:48
To: Licensing Team
Subject: Representation - Olicana Park

As the Owner of High Mill Lane I wish to raise an objection to grant of Alcohol Licence - Hamiltons, Olicana Park, High Mill Lane Addingham LS29 0RD / Listers Leisure Ltd.

An application for Premises Licence was made by Listers Leisure Ltd, in March 2018. Around 40 residents of High Mill, The Paddock, High Mill Lane, Bark Lane and Bolton Road raised written objection to this application. This application was withdrawn in July and is now being re-presented (17th October). Residents representatives have met on three occasions with the developers to discuss concerns but the new application does not appear to address these in any way.

The development exceeds what was previously on the site, and the scale also exceeds the expectations of the residents based on the original description. It is of note that permission was granted, without local objection on the basis of a "small tea room "

Referring to the Planning Officer's Report the development was

"*replacing 17 static caravans with 5 timber holiday lets set further from the river and* ***a small tea room café***"

"*the café would be a low key operation catering for holiday makers and short hours through the day to cater for passing walkers on the nearby Dalesway and not as such generate significant traffic from off site.*"

With 12 parking spaces at the top of the site, plus two disabled places at the bottom, it is inevitable that significant traffic from off site will be attracted down a small, private, no-through, residential lane.

This and the size of the building and new description of "cafe cum bistro" reflects a considerable change of intent to my mind. Consequently an application and grant of an alcohol licence should surely now require a fresh planning application?

Objections

With this as context for our concerns, in keeping with the Licencing Objectives, our objections to the grant of Alcohol Licence remain as before and include:-

Protection of children from harm

We believe that commercial availability of alcohol along a river bank open to the public creates greater risks. It is our opinion that the presence of licensed premises on this beauty spot significantly increases risk to children.

Public safety

We have already witnessed a significant increase in traffic by operation of the cottages and 5 timber holiday houses and associated servicing. We anticipate further increase in traffic movement and volume. With the business actively marketed as a public destination we can anticipate a considerable increase in customer, supply and service traffic on High Mill Lane, extending beyond licensing hours.

Speed has been a noted issue to date. People unfamiliar with the private lane are arriving and leaving at inappropriate speed. Concerns around speed of vehicles are increased with the consumption of alcohol.

The junction at High Mill Lane and Bolton Road is recognised as challenging. Traffic moving towards the Bark Lane junction is regularly observed approaching at well over the 30mph limit. Additional traffic and lack of familiarity with the junction will only make matters worse.

Parking is a further concern. Although the Directors of Listers Leisure Ltd insist they have provided for adequate parking, there is no means of control over the number of casual drinkers and diners arriving at the park. High Mill Lane is a private, no-through lane, with no public parking. The small Dawson-Crossley car park at the bottom of the lane is expressly dedicated to the use of bona-fide residents of Addingham.

Listers Leisure Ltd, have installed an electronic gate to control entry to Olicana Park.

Where do the applicants imagine that surplus traffic is going to queue, turn around, or park?

Prevention of public nuisance

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 36 covers, we note the substantial terrace and river bank area. With outside seating very popular, it is anticipated that the destination will attract significant numbers of people for casual drinking in the summer months.

In addition to visitors arriving by car, these numbers will inevitably be increased by motorcyclists, cyclists and pedestrians. Large groups of people consuming alcohol often leads to loud, drunken behaviour. The sale of alcohol to the public brings the risk of increased noise levels, beyond licensing hours.

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

In sum, the substance of our position is that by placing a licensed restaurant in green belt, on the banks of the Wharfe on the Dales Way is, to those who live in close proximity down a private road, a public nuisance.

The prevention of crime and disorder

Disorder associated with increasing numbers of visitors and the consumption of alcohol is inevitable. Incidents are far more likely to occur with a public licence than without.

Impact on wildlife and the natural environment

The riverside environment affords a peaceful habitat for diverse wildlife including kingfisher, heron and otters. While we recognise this is beyond the immediate scope of the Licencing Team, we include this obvious concern.

This natural environment and residential area is totally unsuitable to accommodate a business licenced to sell alcohol now or in the future.

The residents of the immediate vicinity have lived in Addingham for many years, our homes are our primary residences, and we are thoroughly vested in the area.

We feel very troubled that this beautiful, rural corner may become sacrificed to the commercial objectives of a privately held company with limited liability.

We respectfully request your thorough consideration of these matters and in concert with your BMDC Planning colleagues, see fit not to grant licence for the sale of alcohol and require Listers Leisure Limited to submit a renewed application for planning.

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

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

12th November, 2018

Re License Application of 17th October 2018 "Hamiltons"- Olicana Holiday Park, Addingham

Objection to grant of Premises License

Dear Sir or Madam

I wish to object to the above License Application. With one or two minor differences, this application is the same as was submitted by the owners of Olicana Holiday Park earlier in the year. The essential facts are unchanged, and my grounds for objection are similarly unchanged. I therefore attach below for your convenience a copy of my original objection of 27th March.

I would make the following points, however, all of which support my original grounds for objection in the 4 relevant categories.

- Although it is no longer a building site, nothing has fundamentally changed - namely that the banks of the River Wharfe should be the last place for premises with an alcohol license 7 days a week.

- I cannot see how it can be financially viable with just Olicana Park residents and Dales Way walkers, unless it attracts casual drinkers and diners as well. That is borne out by the fact that there are 12 parking spaces specifically for patrons of the bistro/bar/ restaurant.

- Finally there is a major planning issue here. The Planning Officer's recommendation on 5th April 2017 was based on a "Small Tea Room Café". Even under this description it was a stretch of the guidance to justify inclusion within a Green Belt area, when previously there was no such café. A licensed bar or restaurant is a completely different proposition, and would in any planning application be viewed differently from an innocuous "tea room cafe ". I therefore urge you before approving any license, to refer the case back to the Planning Officer for further consideration of this proposed change of use.

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 opposite1-6 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.

Yours sincerely

From:
Sent: 13 November 2018 17:12
To: Licensing Team
Subject: Representation - Hamiltons

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

I should like to object to the granting of an alcohol license at Olicana Park Addingham on the following grounds;

Protection of harm to children

The sale of alcohol and the proximity of deep unfenced water, places children at risk. A number of children have been drowned at Bolton Abbey in recent years due to its development as a river side tourist venue, and lack of supervision from parents. Also increased traffic on the narrow and steep High Mill Lane, will place children using it at increased risk.

Public Safety

Drivers using Bolton Road regularly exceed the speed limit. As visitors and service vehicles turn into High Mill Lane, there will be a greater risk of public safety. Olicana Park will wish to attract the general public to make the project financially viable. This will create a major parking problem on adjacent roads, particularly on Bark Lane at its junction with Bolton Road, a known hazardous, blind junction. There will be greater risk to the public if such parking was to take place.

Prevention of Public Nuisance

The particular site will attract drinking outside, on the veranda and river bank, this with large numbers of visitors in good weather, will increase the likelihood of behaviours associated with alcohol consumption e.g. rowdy behaviour, excessive noise and the playing of loud music.

Preventing Crime and Disorder

There will be far more likelihood of crime and disorder with the granting of a license than without.

Impact on Wildlife

This is a peaceful area of outstanding natural beauty, frequented by a variety of birds, mammals and insects. The increased human presence should a licence be granted will have a negative impact on such wildlife, borne out by a multitude of studies worldwide about the impact of human activity on natural populations.

Furthermore I feel that Listers Leisure have been cynical in their dealings with the council and the local community. The original planning application did not mention an alcohol licence and spoke of a 'cafe'. As a result neighbours did not object.

It is my belief that they intended to have licensed premises all along, and have attempted to achieve this 'under the radar'. I would ask that you now reject this application.

Yours faithfully

From:
Sent: 13 November 2018 17:06
To: Licensing Team
Subject: Representation - Hamiltons

Dear Sirs,

Representation in objection to grant of Alcohol Licence - Hamiltons, Olicana Park, High Mill Lane Addingham LS29 0RD / Listers Leisure Ltd.

I see that once again Olicana have applied for a seven-day alcohol license at their park at the river Wharfe in Addingham.

I would like to renew my objection to this. I do not live at High Mill but I do live in Addingham Village.

I am not sure which points come under the the Licensing Department or the Planning Department but my objections are as follows:

1. There are a number of retired people that live close to the site. The noise from the site is obviously going to cause much greater disturbance to them than from the small cafe that was originally intended. Who would want to live next to a bistro serving alcohol 7 days a week till 10 at night? And, as we know, during hot weather people tend to drink more and get even noisier!

2. A licensed bar at the side of the river is going to attract a lot of people and cars and completely change the atmosphere of what is now a quiet retreat for local people and wildlife.

3. The Olicana site has insufficient car parking spaces to accommodate the number of people from outside the area that are likely to visit. The car park outside the site (Dawson Crossley Field) is intended for the use of Addingham residents only. Once Olicana's car park is full people will undoubtedly take up these spaces. No matter what signs you put up to stop this, people will ignore them. I have found this car park particularly useful as I often take a disabled friend for a short walk by the river. They are unable to walk down the hill or up it and so the parking is essential.

4. The local pubs in Addingham village will be adversely affected. As we all know, local pubs are disappearing from villages throughout Yorkshire. The pubs in Addingham struggle at times. This new drinking facility by the riverside is sure to take away trade from them.

Yours Faithfully

13 November 2018

7th November 2018

To Melanie McGurk
Senior Licensing Officer
Licensing Team
Bradford

Olicana Park for Hamilton's Café

Dear Ms. McGurk,

I note that Lister's Leisure Ltd has submitted a fresh application for a License.

I wish to object.

The core of my objection is that this remains Green Belt and would not meet the strict interpretation of "Exceptions" as clearly confirmed by Mr. Justice Green in the case of Gedling Borough Council.

Whilst the Planning Application and the Planning officers report are no longer available on the Website I had retained copies and attach extracts for the convenience of the Licensing Committee.

I have begun with the comments made by the Architect who submitted the application where he describes the intention of operating a small café for the convenience of Dales walkers and site residents (holidaymakers).

I have then added the complete text of Paul Verity's Report highlighting in red the relevant parts pertaining to Green Belt.

I agree with his "Appraisal". This is a superb improvement on the quality of the previous site. It is not appreciated by all, but it represents considerable enhancement.

However, although it is plainly visible from the plans that the proposed "small café" was designed with the inclusion of a "Bar", that appears never to have been factored in to the Planning Officers thinking. I know from discussion with Mrs Stewart that the long term thinking of Lister's Leisure Ltd was to develop the catering and this was made clear to the planning officer.

I have absolutely no doubt that Mr. Verity would NOT have been able to include such a riverside licensed café/bar/bistro/restaurant, whatever one might choose to call it, within the "Exceptions" for Green Belt. It was clearly through this disingenuous misdescription and the clear desire of the Planning Officer to say yes that the proposal succeeded.

I am asking that the licensing committee refuse a license until a fresh planning application has been submitted seeking approval for licensed premises giving affected neighbours the chance to oppose they have been denied.

You will no doubt appreciate that whilst there is no right of objectors to appeal a planning decision there is a right to appeal against the granting of a license.

I believe that the very existence of licensed premises on The Dales Way and the potential for excessive drinking, bathing in the Wharfe at the Addingham weir where access to the river bank is owned by Lister Leisure Ltd and the gravitational pull of such a perfect location will inevitably lead to public nuisance. Unless the owners were to adhere to a requirement to restrict alcohol sales to site customers and pre-booked diners there is an inevitable risk of uncontrolled drinking and in the context of this location a serious public nuisance. I would respectfully point out that is expecting too much of the directors that they will be able to exercise reasonable control of what is designed and will inevitably be a venue for open-air drinking. They have built the "cafe" with substantial outdoor seating.

In this case what are the "Premises". I cannot view the application but it is possible that only the building should be so defined, or possibly to include the external decking intended for customers or possibly the applicants intend the license to cover the whole site.

I hope this can be clarified at the hearing.

Yours sincerely

What the Architect stated

Business diversification :
The applicants are the new owners of Olicana Park, comprising 3 no cottages and around 50 no static caravans, many of which are near the end of their useful life and of poor appearance. The business nature of holiday lettings has changed towards cottages and lodges away from static caravans.
The site is adjacent a well used long distance footpath along the Wharfe valley. There is no existing refreshment facility 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 holidaymakers on site. It will also provide another income stream, and provide employment for two full time and two part time staff.

Planning Officer's Report

Ward: Craven (ward 09)□**Recommendation:** TO GRANT PLANNING PERMISSION

Application Number:

16/08893/FUL

Proposal:

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

Address:

Olicana Caravan Site High Mill Lane Addingham West Yorkshire LS29 0RY

Applicant: Agent:

Listers Leisure Limited J R Wharton Architect

Site Description:

Relevant Site History:

Replacement Unitary Development Plan (RUDP) Allocation:

Proposals and Policies:

GB1 New Building in the Green Belt□NE3A Landscape Character Areas□NE9 Other Sites of Landscape or Wildlife Interest NE13 Wildlife Corridor Network□NR15A Washland .

Parish Council:

Addingham Parish Town Council

Publicity and Number of Representations:

The application was advertised by individual neighbour notification. Expiry Date□The application was publicised by the display of site notice type(s):□SN Application is a Departure - Publicity Expiry Date - 30.12.2016. 1 representation has been received.

Summary of Representations Received:

1 comment has been received in connection with the application from the Addingham Civic Society who state that the proposal would offer a visual improvement to the existing layout and ofers suggestions for further improvements. Suggestions include addition of solar panels to roofs and electric vehicle charging points and additional planting to the river bank.

Consultations:

North Yorkshire County Council - No Comments□Environment Agency - The amended documents that demonstrate that finished floor levels would be set at 86.80m AOD are acceptable and on the basis of this information no objections are made to the application.

Highways - No objections to raise□Rights of Way - Two links of public footpath Addingham 18 cross the site as shown in pink on the plan below. The eastern link is part of the Dalesway, a well-used, promoted long distance footpath.

The western link is not shown on the site plan or cross sections. I am concerned that the cut for the car park is

directly adjacent to the hedge forming the boundary to the properties on The Paddock, with no indication of the path. The public path must be retained here at its existing width and any works or excavations must not undermine the path.

Conservation - No objections raised.

Summary of Main Issues:

Principle□Heritage consideration Flood Risk

The site is in an attractive location on the banks of the river Wharfe. The Dalesway long distance footpath crosses part of the site close to the riverside. The existing caravan site is licensed for 50 caravans and these are split across two distinct parts of the site divided by Wine Beck which flows into the Wharfe. The new owners plan a phased upgrading of the site starting with Phase 1 - this being on the part of the site to the south of Wine Beck, which is 0.47 hectares in size.

There are no previous planning applications relating to this site, although Officers are aware that it has existed for many decades. The adjacent cottages benefit from a recent permission for subdivision and which includes provision of managers office for the adjacent caravan site.

In summary, the proposals are;□1. To remove 17 caravans and replace them with 5 timber log cabins with these being sited on a smaller portion of the land further back from the river.□2. Creation of a new car park west of the site manager's office at 8 High Mill Lane.□3. Construction of a new single storey tea room and kitchen/wc's.

Appraisal:

PRINCIPLE□As a proposal for the enhancement and diversification of a long standing rural enterprise, this is a scheme that officers wish to positively support in accordance with the economic strand of the National Planning Policy Framework, the proposal would achieve a

business diversification that respects the high quality landcape setting of the site.

The principle planning considerations with the proposal are as follows :

1. The site is in the Green Belt.
2. The site is in an area of Flood Risk, being close to the river Wharfe - a designated main river.
3. The site is in an area of high landscape quality within the Wharfedale Landscape Character Area.
4. The river Wharfe has ecological importance.

GREEN BELT The site is in the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, the National Planning Policy Framework says inappropriate development (including the construction of new buildings) is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

However, Paragraph 89 of the Framework sets out a number of exceptions to Green Belt restrictions which include the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposed development would not easily fit within any of the other exceptions since it is not an "infill" site within the village, and it would not exactly comprise replacement of an existing permanent building or buildings. However, what is proposed, although including a series of new buildings, would be on previously developed land and would be materially beneficial to openness and the purposes of including the land in the Green Belt compared with the long established development on the site, replacing 17 static caravans with 5 timber holiday lets set

further from the river and a small tea room cafe.

The site is previously developed land by virtue of the longevity of the existing caravan development, and the volume, height and footprint of the replacement development (including the cafe) will be less, or no greater than the volume, height and footprint of the long established development.

Coupled with the benefits of a lesser dispersal of building and ancillary development across the 0.47 ha site, it is considered that the new proposals would not have a greater impact on the openness of the Green Belt with comparative footprint of around 1150m2. Indeed, there would be significant benefits to openness as well as a number of other environmental benefits such as an enhancement of planting and habitat features.

FLOOD RISK□Part of the site is located in land identified by The Environment Agency as lying within the 100 year indicative flood plain. As such FRA has been provided and consultation underatken with the Environment Agency.□The EA stated that part of unit 5 overlapped into flood zone 3 and objected to the proposal. Further information was supplied to address the points made.

The EA now have responded and confirm that they are happy with the supplied information and amendments that includes unit 5 being raised 300mm. Also plan for flood evacuation has been provided and the agent indicates that flood resilience measures and registration with teh Flood Warnings Direct would be acceptable. It is also noted that the proposals are for holiday let accommodation and would be sited further and offer improved flood resilience over the current static caravans at the site.

Given that the EA has removed their objection, the amended scheme is acceptable with regard to flood risk.

HIGHWAYS□The Council's Highway Officer has no objections in principle to the proposed development. The proposed car park would achieve sufficient visibility□on

emerging from the proposed car park with low wall at 1 metre in height. The surfacing is also considered suitable and is largely permeable but with front apron in setts to avoid loose material being brought into the highway. Each of the lodges has grasscrete parking spaces and the cafe would be low-key operation catering for holiday makers and short hours through the day to cater for passing walkers on the nearby Dalesway and not as such generate significant traffic from off site.

HERITAGE ISSUES□The application site is close to High Mill, a 17th/18th century mill and Grade II listed building now converted to residential proprties numbered 1 - 6 High Mill Lane.

The proposed tea room would probably be the most visible feature in views towards the listed building from the river and Dales Way. The building would be single storey and uses natural stone plinth and timber.

The Councils Conservation officer has reviewed the application and advises that the site is not within or adjacent to the conservation area but does affect the setting of the Grade II listed High Mill.

Accordingly the proposed layout, siting of the timber lodges and general appearance will result in an improvement over the existing static caravans and will have no greater or adverse impact on the setting of the listed building.

Community Safety Implications:

none foreseen

Conclusion:

To grant planning permission

Reasons for Approval:□Conditions or Reasons for Rejection:

1) The development permitted by this planning permission shall only be carried out in accordance with the approved

Flood Risk Assessment (FRA) by PSA (ref D2393-FRA-L01) dated 10th November 2016 and the supplementary addendum dated 13th Jan 2017.

The following specific mitigation measures detailed within the FRA and its addendum shall be incorporated into the development :

1. Finished floor levels for the buildings are to be set no lower than 86.80 metres above Ordnance Datum (AOD) and in accordance with submitted revised extract drawing in flood risk addendum JW2625 4 Rev A dated 13-1-17 showing revised Unit 5 floor level at that level (86.80 AOD).

2. Prior to the lodges being brought into use, a formal Flood Evacuation advisory note which shall be posted in each lodge and included in welcome pack documents for guests. This shall accord with the submitted draft version included with the flood risk addendum dated 13-1-17.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason : To reduce the risk of flooding to the proposed development and to minimise risk for future occupants in accordance with the National Planning Policy Framework and Policy NR15B of the Replacement Unitary Development Plan for the Bradford District.

2) Before construction of any of the external faces of the lodges or the cafe building commences on site, arrangements shall be made with the Local Planning Authority for the inspection of the cladding and roofing materials to be used. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the

interests of visual amenity and to accord with Policies NE3/NE3A and D1 of the Replacement Unitary Development Plan.

3) Before any part of the development is brought into use, the proposed car parking spaces shall be laid out in accordance with the approved plan numbered 2625.5 and, where appropriate, in the porous surfacing materials specified in the schedules and annotations on that drawing. The car parking facilities so approved shall be kept available for use while ever the development is in use.

Reason: In the interests of highway safety and to accord with Policy TM11 of the Replacement Unitary Development Plan.

4) In the first planting season following the completion of the development or as may otherwise be agreed in writing by the Local Planning Authority, landscaping and new tree planting shall be implemented around the perimeters of the site in accordance with the approved site layout drawing 2625.4.

Any trees or landscaping becoming diseased or dying within the first 5 years after the completion of planting shall be removed immediately after the disease/death and a replacement tree of the same species/specification shall be planted in the same position no later than the end of the first available planting season following the disease/death of the original tree.

Reason: For the maintenance of tree cover and in the interests of visual amenity and to accord Policies D5 and NE12 of the Replacement Unitary Development Plan.

Footnotes:

FOOTNOTE In addition to measures proposed in the Flood Risk Assessment, and in order to receive direct warnings of flood events, the applicant is advised to subscribe to the Environment Agency's flood watch scheme for the Lower Wharfe valley. This can be done by

contacting the EA's York Office Flood Incident Management team. **Positive & Proactive Statement in accordance with Article 35(2) of the Town and Country (Development Management Procedure) (England) Order 2015**

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Replacement Unitary Development Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Planning Officer: Paul Verity **Date:** 5 April 2017

MAIL PRINT
08 NOV 2018
SCAN STORE

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.

MAIL PRINT
12 NOV 2018
SCAN STORE

7-11-18

Re: LICENSE APPLICATION BY LISTERS LEISURE LTD AT OLICANA PARK. ADDINGHAM.

DEAR MALANIE MCGURK,

ONCE AGAIN, I FIND MYSELF HAVING TO WRITE AND OBJECT "STRONGLY", TO A PREMISES LICENSE APPLICATION BY LISTERS LEISURE LTD. (FIRST OBJECTION DATED 26-3-18). ARE THESE PEOPLE "NOT CONTENT" WITH THE FACT THAT THEY HAVE DESTROYED WHAT WAS ONCE A PEACEFUL/TRANQUIL AND BEAUTIFUL SETTING AT THE SIDE OF THE RIVER: WHARFE?

IN A LETTER I RECEIVED FROM THE DIRECTORS OF LISTERS LEISURE LTD DATED 19-10-18. IT CLEARLY STATES THAT THEY INTEND TO CREATE A "CAFE COME BISTRO" (THEIR DESCRIPTION). SEATING 36 PEOPLE, THE HOURS OF BUSINESS 11.00AM TO 10.00 PM, 7 DAYS A WEEK! I ASK THE QUESTION: WHERE IS THE "TEA ROOM" SERVING TEA AND CAKES, TO WALKERS ON THE 'DALES WAY', ON THEIR ORIGINAL PLANNING APPLICATION?

I SUGGEST THE LICENSE OFFICERS AND YOURSELF CONSIDER CAREFULLY, DEEPLY AND FULLY, HOW A PREMISES LICENSE WOULD IMPACT 'FURTHER' ON THE LIVES OF THE ELDERLY, INDEED ALL THE PEOPLE WHO LIVE IN SIGHT AND HEARING OF THIS DREADFUL LEISURE PARK THAT HAS BEEN CREATED BY THIS LEISURE COMPANY!

THE NOISE ALL DAY AND LATE AT NIGHT, THE ANTI-SOCIAL BEHAVIOUR ALL DAY AND LATE AT NIGHT, THE TRAFFIC ALL DAY AND LATE AT NIGHT AND THE AFFECT ON NATURE AND THE WILD LIFE ALL DAY AND LATE AT NIGHT!

THE CONSTANT STREAM OF "SPEEDING" CARS, VANS ETC UP AND DOWN HIGH HILL LANE OVER THE PAST YEAR HAS BEEN A CONCERN — NOW THIS WILL EXTEND TO LATE AT NIGHT! I REALLY DO HOPE "NOT"!

YOU HAVE NO IDEA HOW DANGEROUS IT IS TO WALK UP AND DOWN 'HIGH

Mill Lane' Now !

I live alone, my home faces directly onto High Mill Lane. DIARMID SHIN I have had 'no' escape from the traffic, the noise, the dirt and dust - the air pollution and the loss of my lifestyle since the start of the construction of this Leisure Park!

It has, without doubt, been deception on an industrial scale ! Since the posting of the Planning application, the leaflets (artist impression) and the various letters from Listers Leisure Ltd over the past year.

Briefly, there are 'no' log cabins, there is to be 'no' Tea Room - Serving Tea and Cakes ! I am at a total loss to understand how the construction (the buildings) at the side of the river was granted !

The only conclusion is, we have been tricked into thinking a little Tea Room was to be constructed ! I think it is reasonable to state, that the majority of drivers view High Mill Lane as some type of 'off road rally track ! To add alcohol into the equation and driving in the dark is an accident waiting to happen !

No ! I strongly object to a license application be granted to Listers Leisure Ltd.

Finally, I have a simple and straightforward solution to this matter. "Move the whole construction site of this Leisure Park, to the side of one of the respective Directors' Homes" ! They can have the noise, the anti-social behaviour, the risk of fire, revellor's etc while they try to sleep at night.

In doing so we, who <u>live</u> on High Mill Lane can live our lives in peace. I can then live my retirements years : feeling safe and secure in my home at night.

Yours Sincerely,

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

MAIL PRINT
13 NOV 2018
SCAN STORE

By registered post

8th November 2018

Licence Application - Olicana Park, Addingham
Representation in objection to grant of Premises Licence

With reference to the renewed licence application made by Listers Leisure Ltd, to which I herewith submit my renewed representation of objection.

Since these events, there has been nothing to change my wish to object to grant of a Premises Licence.

There has been no compromise on the behalf of the applicants to address the concerns raised by residents of The Paddock, High Mill, High Mill Lane and surrounds. I was a member of a small team of residents' representatives, trying to reach some resolution with the Directors of Listers Leisure Ltd. On three separate occasions we prompted meetings with them in an effort to find some agreement.

Having lived on The Paddock for around twelve years, I really value the natural beauty of the area and the tranquillity of High Mill Lane.

I am struck by the scale of the development at Olicana Park, and do not feel this is consistent with their description, nor with the planning permission which was originally granted. Not only locals, but people visiting from further afield, including architects and

people involved in building, have expressed their surprise that Listers Leisure Ltd have been allowed to build such large holiday properties on Green Belt land. The materials and style of the buildings do not fit in with the area in any way.

I do not feel that Listers Leisure Ltd have been clear about their plans in any way. They had described a small tearoom / café and stated that this would be open during daytime only, for a few hours a week, and for the benefit of on-site holidaymakers and the occasional Dales Way walker.

What they have developed is something very different and, as with the scale of the holiday properties, it does not resemble the original descriptions at all.

It is simply not an appropriate area for a business venture such as this to operate a public premises licence.

This throws up grave concerns around volume and speed of traffic, late night noise levels, security and lack of parking.

There is already a great deal of extra traffic generated through the 5 holiday houses, 3 holiday cottages and a flat, to say nothing of supply and service vehicles.

It would seem far more sensible for Listers Leisure Ltd to be satisfied with what they have, which already exceeds my understanding of the planning permission. They advised residents that they were hoping to open a small tearoom / café, and that is what they should do.

Thank you for considering my concerns in this matter,

Yours faithfully

MAIL PRINT
13 NOV 2018
SCAN STORE

11th November 2018

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

Dear Sirs,

re Alcohol Licence Application by Hamilton's,
Chicana Park, High Hill Lane Addingham LS29 0RB/
Listers Leisure Ltd.

I am writing to object to the granting of an Alcohol Licence to the above, for exactly the same reasons I sent a letter to you in March 2018. I enclose a copy of that letter setting out my objections. Nothing has changed materially since then so my arguments remain the same.

Additionally, I would like to record my total support and agreement to the letter sent to you on 8-11-18 by Mr + Mrs Hugh + Zoe Moss which so clearly explains the concerns held by the residents of High Hill, High Hill Lane + The Paddock.

Yours sincerely,

11th November 2018

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

Dear Sirs.

Hamiltons,

re Licence Application ~~LA2005~~ - Olicana Holiday Park, Addingham. LS29 0RD / Listers Leisure Ltd.

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 Mr. Hugh Tross. Please see this document for the background, content & planning + development issues explained in this document.

I have lived at High Mill for nearly 20 years, which is situated on the Dales Way, adjoining on one side by the Dawson-Crossley 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 14 cottages, 5 chalets, 1 bar + restaurant and 29 static caravans - to accomodate

a potential total of 1146 persons

the granting of a licence to sell alcohol 12hours a day, 7 days a week would contravene 4 Your 4 Licensing Team 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 Dales 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 + holidaymakers risks increased noise + nuisance during the day, at weekends + 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 weekends, + bring extra noise + traffic to our quiet peaceful area of Addingham. This would further alienate the residents, and harm the wildlife along the River Wharfe + The Dales 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 waiting

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

4. 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 Oldcana 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 Dawson 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 Mill Lane, The Paddock + also to all the Addingham residents who come down to enjoy the river, wild life + use the field.

Yours faithfully,

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

MAIL PRINT
14 NOV 2018
SCAN STORE

11h November 2018

Objection to grant of Alcohol Licence
- Hamiltons, Olicana Park, High Mill Lane Addingham / Listers Leisure Ltd

The proximity of our particular home means that we already experiencing a great deal of frustration as a result of the developments at Olicana Park. we feel very concerned about this new application for an alcohol licence.

Living within 50 yards of this large new development, already at this early stage, and before opening of any tea room or café, let alone bistro or restaurant, we are witnessing:-

- Increase in traffic
- Parking problems
- Noise
- Light pollution
- Late night activities
- Enquiries from unknown visitors

As a matter of record, an application for Premises Licence was made by Listers Leisure Ltd, in March of this year. That application was met with written objection by some 40 residents of High Mill, The Paddock, High Mill Lane, Bark Lane and Bolton Road.

In spite of three face to face meetings, initiated by residents' representatives to reach understanding and agreement, the applicants have failed to provide substantiation to address residents' concerns. The applicants requested postponement of the hearing date from April to July this year. They subsequently withdrew their application on 10th July. The renewed application of 17th October is a clear tactic in the face of considered and deeply felt concerns and our serious attempt to find accord.

There is no material change whatsoever to the reasons for our original objection to grant of an Alcohol Licence. We wish to object to this renewed application for present and future generations of residents.

Planning and change of use

High Mill Lane is a peaceful residential community in what is an area of high landscape quality within the Wharfedale Landscape Character Area.

Listers Leisure Ltd have developed a luxury holiday lettings business with clear intent to profit from a beautiful stretch of the River Wharfe that was formerly designated as Green Belt Land.

The scale of development in footprint, volume and height, exceeds what was previously on the site, and is beyond what was initially described to and understood by residents in good faith. Planning permission was granted, without local objection on the basis of a "small tea room and café".

Claims that their £2.5million investment is to the benefit of the local community feel disingenuous.

Referring to the Planning Officer's Report the development was

- *"replacing 17 static caravans with 5 timber holiday lets set further from the river and **a small tea room café**"*
- *"the café would be a low key operation catering for holiday makers and short hours through the day to cater for passing walkers on the nearby Dalesway and not as such generate significant traffic from off site."*

It is hard to see how the large building with its undocumented kitchen extension, now described as **"café come bistro"** would be commercially viable providing *"the main aim is to service the Park, Log Cabins, Cottages and passing walkers being on the Dales Way"*.

With a specific provision of 12 parking spaces at the top of the site, in addition to two disabled places at the bottom, it is inevitable that significant traffic from off site will be attracted down a small, private, no-through, residential lane.

After the fact, we see the scope of planning was flexed to accommodate a significant commercial development on Green Belt land.

The intention for **change of use prior to opening** is evidenced in shifting communication.

Can you see that an application and grant of an alcohol licence should now require a fresh planning application?

Objections

With this as context for our concerns, in keeping with the Licencing Objectives, our objections to the grant of Alcohol Licence remain as before and include:-

Prevention of public nuisance

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 36 covers, we note the substantial terrace and river bank area. With outside seating very popular, it is anticipated that the destination will attract significant numbers of people for casual drinking in the summer months.

In addition to visitors arriving by car, these numbers will inevitably be increased by motorcyclists, cyclists and pedestrians. Large groups of people consuming alcohol often leads to loud, drunken behaviour. The sale of alcohol to the public brings the risk of increased noise levels, beyond licensing hours.

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

In sum, the substance of our position is that by placing a licensed restaurant in green belt, on the banks of the Wharfe on the Dales Way is, to those who live in close proximity down a private road, a public nuisance.

The prevention of crime and disorder

We are now experiencing at least 30 new people a week arriving to use the holiday lets. There is no familiarity or relationship with visitors, unlike with those held with previous long-term caravan owners. This is exacerbated by the prospect of additional traffic being attracted to an excessively brightly lit, alpine-themed park.

Disorder associated with increasing numbers of visitors and the consumption of alcohol is inevitable. Incidents are far more likely to occur with a public licence than without.

Public safety

Deep concerns around access for emergency vehicles, including ambulances, police and fire engines are heightened by the prospect of additional traffic using the lane.

We have already witnessed a significant increase in traffic by operation of the cottages and 5 timber holiday houses and associated servicing. We anticipate further increase in traffic movement and volume. With the business actively marketed as a public destination we can anticipate a considerable increase in customer, supply and service traffic on High Mill Lane, extending beyond licensing hours.

Speed has been a noted issue to date. People unfamiliar with the private lane are arriving and leaving at inappropriate speed. Concerns around speed of vehicles are increased with the consumption of alcohol.

The junction at High Mill Lane and Bolton Road is recognised as challenging. Traffic moving towards the Bark Lane junction is regularly observed approaching at well over the 30mph limit. Additional traffic and lack of familiarity with the junction will only make matters worse.

Parking is a further concern. Although the Directors of Listers Leisure Ltd insist they have provided for adequate parking, there is no means of control over the number of casual drinkers and diners arriving at the park. High Mill Lane is a private, no-through lane, with no public parking. The small Dawson-Crossley car park at the bottom of the lane is expressly dedicated to the use of bona-fide residents of Addingham.

Listers Leisure Ltd, have installed an electronic gate to control entry to Olicana Park.

Where do the applicants imagine that surplus traffic is going to queue, turn around, or park?

This residential area is totally unsuitable to accommodate a business licenced to sell alcohol now, or in the future.

Our homes are our primary residences, and we are thoroughly vested in the area.

We feel very troubled that this beautiful, rural corner may become sacrificed to the commercial objectives of a privately held company with limited liability.

The feelings of our 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, see fit not to grant licence for the sale of alcohol and require Listers Leisure Limited to submit a renewed application for planning.

Yours faithfully

MAIL PRINT
14 NOV 2018
SCAN STORE

Licensing Team

Department of Place

3rd Floor Argus Chambers

Hall Ings

Bradford

BD1 1HX

11th November 2018

Objection to the grant of an Alcohol Licence for 'Hamiltons' Olicana Park, High Mill Lane, Addingham LS29 0RD/Listers Leisure Ltd.

Renewed application of 17th October.

My wife and I wish to object to the granting of a licence for the sale and consumption of Alcohol at the so called Bistro/Café called Hamiltons at the Olicana Holiday Park, Addingham. Owned and operated by Listers Leisure Ltd.

We are shocked and dismayed by the actual finished size of this development and still unsure as to how Planning permission was ever granted on this Green Belt site.

Leaving that to one side, we feel that this application for an all day licence in the heart of this riverside beauty spot, is a step too far. We understand that in the original planning application approval was given for a small 'walkers' café. How then has this now morphed into a licensed Bistro serving Alcohol until 10pm?

We would like to draw your attention to the fact that most of our fellow residents on the Paddock are Elderly, some infirm, others seriously ill. The inevitable nose to tail traffic congestion down the narrow High Mill Lane would block access to the District Nurses and Emergency vehicles, putting some of the residents lives in jeopardy. We can only imagine the 'Gridlock' scenario on Summer weekends and Bank Holidays.

Subject: FW: PS Application for grant of premises licence - Hamiltons, Olicana Park
Attachments: Outdoor seating a 141118.jpg; Outdoor seating b 141118.jpg; LLL 19.10.18.pdf

Sent: 14 November 2018 16:58
To: Melanie McGurk; Licensing Team
Cc:
Subject: Re:PS Application for grant of premises licence - Hamiltons, Olicana Park

Dear Ms McGurk and Licencing Team,

Further to our letter of objection dated 09.11.18, and those you will have received from those in cc, please ensure the following post script, with attachments, is brought to the attention of the hearing panel.

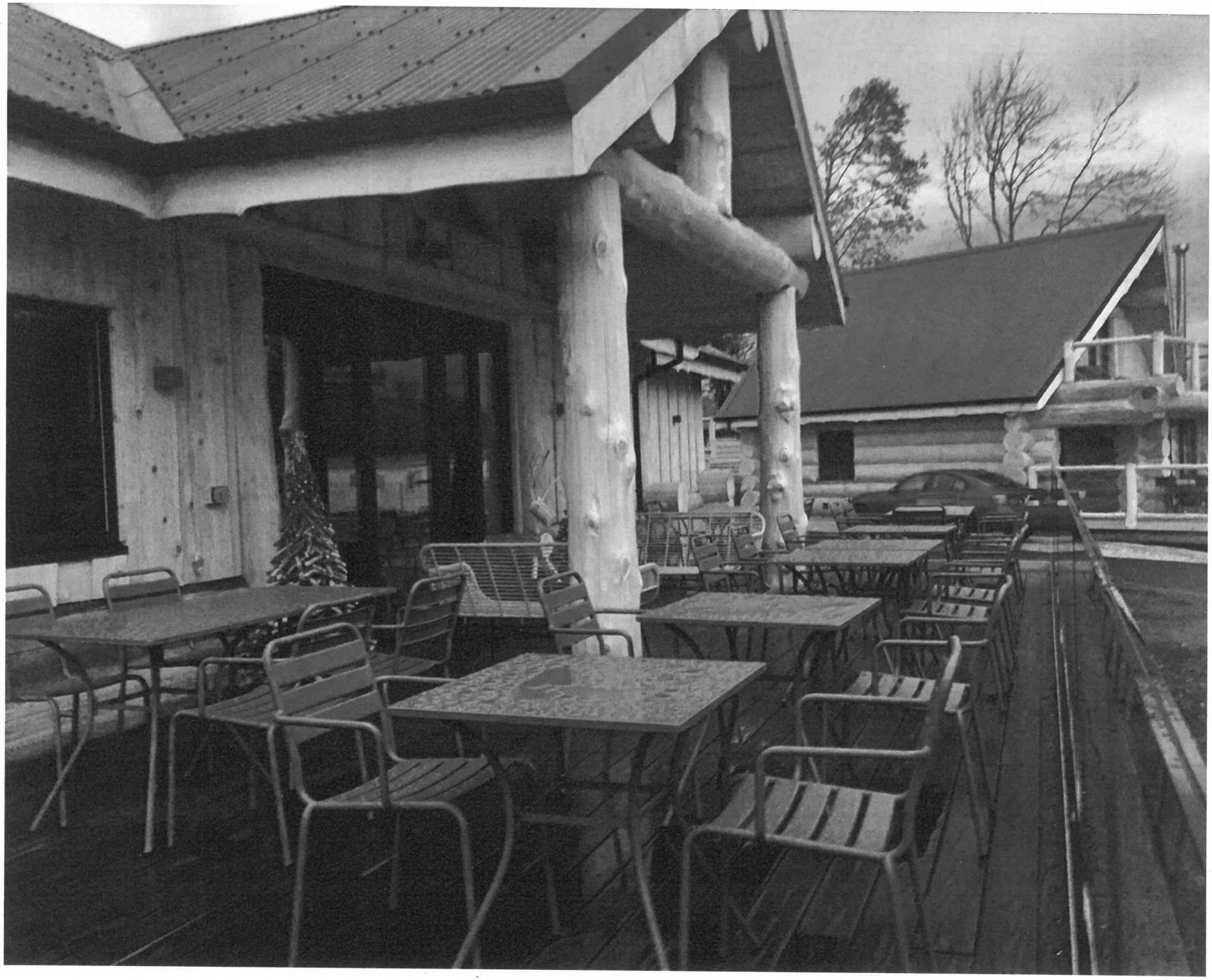
There appears a further, material gap between what was been formally communicated (and passed by planning) as a "small tea room café" and the bulk of the current building, since declared as a "café come bistro."

- In the attached letter dated 19.10.18 the applicants indicated their intention for seating approximately 36 people.

- By reference to the two photographs taken this morning, residents yesterday observed the delivery and set up of dedicated outdoor seating for 24 people.

We ask the panel to consider, is this seating in addition to the in situ indoor seating for 36, or further evidence of the "scope creep" that marks this case?

Sincerely and on behalf of residents



Notice is dated
19.10.18

Lister Leisure Ltd

Olicana Park

High Mill Lane

Addingham

LS29 0RD

19th October 2019

Dear Neighbour

We would like to thank you for your patience during the building work.

Listers Leisure Ltd are currently submitting an application for an Alcohol License; we are applying for an Alcohol Licence from 11am – 10pm 7 days a week. Our plan is to start the morning with breakfast and tea, coffee, cake being food lead with the option to purchase an alcoholic beverage with lunch or an evening meal.

The main aim is to service the Park, Log Cabins, Cottages, and passing walkers being on the Dales Way.

We have outlined the works that we have done since purchasing the Park

Development of Olicana Park – (Listers Leisure Ltd)

The Park

Before acquisition

50 static caravans on a 1-year licence with two parking places each on grass

Electricity, sewage and water on primitive systems

Up to 3 tourers at any one time

Each van is two bedroomed

5-bedroom cottage with bedsit.

Lack of investment in the site

After an investment of £2.5 million

29 static caravans moving to a 12-year licence with restrictions on age of the van

Hard standing parking for each van

Mains service for each van

Place for 2 tourers - We have moved the tourers from the front banking of the river which we feel benefits everyone walking along the foot path.

Entrance to the Park has been moved onto Listers Leisure's land to reduce disturbance to the neighbours and parking.

5 log cabins each with two bedrooms and individual parking.

Small Tea Room Cafe - ?

Cafe come bistro seating approximately 36 people.

3 cottages one with two bedrooms and two with 1 bedroom – which have been successfully let for 18 months, with many people returning more than once despite the construction work taking place.

Bedsit

This equals a reduction of guest capacity at the Park, prior to the investment.

Cafe

? Seats approximately 36 people

Main aim to service the Park, Log Cabins, Cottages, and passing walkers being on the Dales Way.

Car parking for 12 at the top and two disabled places at the bottom. We will be the only licenced venue in Addingham with disabled parking, independent disabled access and a disabled loo.

Further 7 parking places available within the Park for people working in the Park and enquiring about holiday home ownership.

We expect the Park to particularly attract the over 50s and walkers.

Each caravan owner now has certainty of tenure, encouraging updating of caravans and investment of high quality decking.

With each Log Cabin being a maximum of 2 bedrooms we don't appeal to large groups of people (Noise makers) and since we have opened and been fully let we haven't.

The log cabins have been completed to high specifications and will be charged at premium prices. We don't think this will attract the party goers in general and it will be very much in our interest to ensure the tranquillity of the site is maintained and where possible improved, as our customers will be within the closest proximity.

We believe very much in the local community and wherever possible we have used local people for the construction work, encouraged our guests to use local services and where possible we will employ local people.

Kind Regards

Susie Stewart – Director Listers Leisure Ltd

Robert Shelton – Director Listers Leisure Ltd

From:
Sent: 12 November 2018 21:43
To: Licensing Team
Subject: Representation - Hamiltons

I wish to object to this application.

I have seen the latest 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. Visibility is not good and drivers exceed the limit routinely. 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. It is impossible to predict the number of vehicles accessing the premises at any one time but, once the car park is full, cars will be parked in inappropriate places, to the detriment of nearby residents.

4. The owners of the park have changed the cafe for which planning consent was given to something which is more akin to a pub. This is clearly in contravention of planning permission and surely requires a further planning application.

Please give weight to these serious areas of objection. To be clear, the application should be refused.

Please acknowledge receipt of this objection.