

Belverdere, Staplehill Road, Liverton, Newton Abbot, TQ12 6FU

To the Licensing Department, Teignbridge District Council

Re: Woodland Café and Yurt Camp – Licensing request

I wish to respond to the application that has come to my notice for my neighbours the Woodland Café and Yurt Camp

I am an elderly widow (80) who has lived on this site from 2007 and owned the site for a number of years prior to this. We purchased the site when it was bordering a miniature railway site. I have endured the noise since the licence was granted to the site and made many requests to TDC Environmental Health over the years of the disturbance of particularly loud noise and kept diaries in the past.

It regularly means that I have to forfeit sitting in my garden during the day and close all windows to try and find some peace, but even then the noise and beat disturbs me and I find it difficult to get to sleep with this noise and are regularly woken in the night as the noise of visitors continues and the sound of crashing bottles from the site.

The thought of this extending further into the night troubles me and I fear that it will effect my health and I must say I am losing sleep worrying about the extensive noise I may have to endure.

Being a widow, the overall security of the site and the planned events to hold what could extend to extensive numbers, beyond I feel what could be the capacity of the site, concerns me.

I would appreciate if this application could be more extensively checked out and mitigating measures to ensure both the noise and the number of persons on site with security are then controlled so that what we originally purchased as a house in a quiet environment is returned and controlled.

Kind Regards

Mrs Anne Besley

From: Mike Besley [REDACTED] >
Sent: 27 February 2023 16:18
To: Ext Mail: Licensing
Subject: Representation 2

To the Licensing authority

We write in relation to the extension and change of licensing arrangements for the above site. I am a close neighbour who backs onto the site and raise the following issues. It would appear that this request is to change licencing in several areas and all of which cause concern. There are no numbers for those to be catered at this site shown in the public notification for this application. Should this site be planning larger scale events (Which it appears by their adverts) then the whole premises infrastructure needs to be considered for environmental impacts at an early stage. Currently parking can overflow into Staplehill Road on some of the current events. It would seem this application should be subject to further scrutiny of a full planning application or change of usage application for the site.

This site has 6 separate domestic residences in close proximity and we are one of the neighbours to it that are closely effected by the change of this license. The noise also affects the neighbouring village of Liverton. The site is not well fenced bordering Staplehill Road for security and we have had intrusions in the past resulting in police responses and illegal camping on the verges of the road which the police with its limited resources were unable to rectify.

We understand the site has a current licence which covers music up to 10pm in an evening, currently the music that is played is outside and of a noise level and even though we have to close all windows, it still reverbs in the house. This means that going to sleep is disturbed and regularly we have been woken in the night with noise continuing, sometimes to 4am. This is a combination of the music being extended by an hour or two beyond licensed time, the visitors/ guests noise that continues long after this time in singing and loud talking/laughter, the exiting of vehicles. Finally, the noise of disposal of bottles etc continues throughout the night without consideration of the neighbours. The extension of the current restrictions will make disturbances beyond anything acceptable in the countryside area.

We understand that there are laws in place that *define a maximum acceptable amount of noise during 'night hours' which are between 11pm and 7am. After 11pm, permitted noise levels are: 34 dBA (decibels adjusted) where background noise is no higher than 24dBA. 10dBA above the level of background noise if this exceeds 24dBA.* This is the same noise as a vacuum cleaner and we currently experience noise far in excess of this and feel we will have to start registering complaints for even the current usage of the site. The current noise levels exceed this level already.

My concern is over the extension of hours and the current disregard or management of allowed licensing hours, This disregard may well be shown in the application for a "Charity"

Event in May and asking for a licence until 1.30am and it already being advertised as a 2 day, 24 hour event as pictured below. Before this licence was applied for it is being advertised as an event extending beyond the hours requested by this new application.



The adverts also show extended camping, which surely should be a planning application, an all-night cinema which again will be in the open air we presume – again this should be restricted for noise and the facilities examined for suitability for an event/s of this kind. Measures should be in place to make sure the all night cinema is controlled. Our concern is this licence gives them permission to run multiple events throughout the year of this nature. Many councils have guidelines that cover this kind of music events and further restrictions are placed on events in the countryside that are likely to effect neighbours on a regular basis, we feel this should be clearly stated by Teignbridge District Council and the other licensing authorities.

There is no acoustic fencing or noise mitigation at the site from any of its current activities and trees do not have acoustic value. It also seems nothing is planned to be installed at this stage with the increased licence requested extending to the whole site. The overall security to control events appears light and needs to be part of the licence being considered. .

It seems strange that full planning applications require noise and light pollution mitigations particularly when in an important bat zone and yet this submission bypasses any of the requirements of such an application. Should a licensing application of this nature, which changes the use of the site not also trigger a change of usage application, so that all areas of concern are adequately addressed. It is the wrong place to allow this to become an event centre for musical, other events and drinking for extended hours rather than an environmentally friendly camp site as was originally allowed for.

We have previously raised complaints on the drainage from the site which results in smells as the outflow from the sewage drains into the gully beside the road which leads into the watercourse. The smells are of untreated sewage. This is only noticed during higher use of the site but larger numbers will cause this issue to be magnified and the application should examine the legality and capacity of this site for sewage requirements.

This licensing request raises serious concerns over events being planned and we would have considered that greater scrutiny needs to take place in regard of this application

Kind Regards

Mike Besley

Home- Oaklea, Staplehill Road, Liverton, Newton Abbot, TQ12 6FU, [REDACTED]

Office- Brookside, Collett Way, Brunel Road, Newton Abbot, TQ12 4PH, [REDACTED]

From: Mike Besley <[REDACTED]>
Sent: 02 March 2023 15:59
To: Ext Mail: Licensing
Subject: Representation 2 additional information

Ref 23/00197/LPRNEW

Additional comments

- 21/2/2019 Unauthorised parking of travellers on verge in Staplehill Road, (Don't want this repeating with campers or visitors)
- 2/3/2021 Break in 10.29 PM over fencing at Staplehill Road, broke into café and were gone by 11.00pm, Police arrived at 11.07pm, caught movements on our CCTV, just shows how easy it is to break into the site
- 1/7/2022 Email exchange over noise as below

From: enquiries@yurtcamp.co.uk <enquiries@yurtcamp.co.uk>
Sent: Friday, July 1, 2022 4:55:54 PM
To: Mike Besley <[REDACTED]>
Cc: woodlandcafedevon@gmail.com <woodlandcafedevon@gmail.com>
Subject: Re: Noise from Yurt Camp



Hi Mike,

I am very sorry that you have been disturbed by guest noise.

There was a wedding here yesterday, which was the only midweek wedding we have had for many years, and at present there are none booked in the future. The cafe always ensures that amplified music stops at 11pm at the latest, but it is more of a challenge to get wedding guests to keep quiet.

I have copied the cafe into this email, and you have my assurance that we will do our best to minimise night time noise.

Kind regards

David
Owner

www.yurtcamp.co.uk Bookings Direct Tel. [REDACTED]



On 2022-07-01 07:59, Mike Besley wrote:

Hello David

Can I just send a friendly note at this stage over the noise from the yurt camp, it seems that it goes regularly beyond the permitted hours and they seem to forget there are neighbours. Last night it was early hours this morning before the noise subsided.

Kind Regards

Mike Besley

Oaklea, Staplehill Road, Liverton, Newton Abbot, TQ12 6FU



- 11-12/3/22 Very Noisy Friday evening until very late, well past 10pm, Neighbour sent a note by text to apologise because of it and inform us there was another event the next night, again music until gone 11pm
- 7-9/April 2022 V noisy event again and on 9th went onto 2am with shouting and cheering

The Woodside Café would appear to have added wooden structures to its building – not sure if these should have triggered planning consents

Kind Regards

Mike Besley

Home- Oaklea, Staplehill Road, Liverton, Newton Abbot, TQ12 6FU, [REDACTED]

Office- Brookside, Collett Way, Brunel Road, Newton Abbot, TQ12 4PH, [REDACTED]

From: Ext Mail: Licensing <licensing@Teignbridge.gov.uk>

Sent: 02 March 2023 12:53

To: Mike Besley [REDACTED] >

Subject: Woodland Cafe and Yurt Camp Application

GRAPHUS

Warning: Sender @licensing@Teignbridge.gov.uk is not yet trusted by your organization.

Please be careful before replying or clicking/downloading the attachment and URLs.

[Report Phishing](#) [Remove Banner](#)

powered by Graphus®

Good afternoon

Please see the attached letter regarding your representation to the above application.

Kind regards

Debbie Rosenveldt

Licensing Officer

Tel: 01626 361101 (Customer Support)

Email: licensing@teignbridge.gov.uk

www.teignbridge.gov.uk



TQ12 4XX

Teignbridge District Council, Forde House, Newton Abbot,

Save time and do it online www.teignbridge.gov.uk

We are committed to protecting the privacy of the information provided to us. If you would like to know what we do with your personal data please see our privacy policy at www.teignbridge.gov.uk/privacy.

[Email disclaimer](#)

[REDACTED]

From: John Wallis <[REDACTED]>
Sent: 27 February 2023 10:23
To: Ext Mail: Licensing
Subject: Representation 3

Dear Sir/Madam,

I am writing as a concerned resident of Liverton regarding the application of the Yurt Camp to have very late opening for music etc. The noise from the camp already carries right across the village with their existing permission of up to 10pm which often goes over the time. To extend this permission will be a literal nightmare for the village and will likely lead to behavioural issues in the early hours of the morning. I am quite confident that you would reject the application but just in case, this is my strongly held objection.

Kind Regards,

John Wallis.
Sent from [Mail](#) for Windows

Paul and Zoe Singleton
Stover Cottage
Gorse Blossom Farm
Staplehill Road
Liverton
TQ12 6FU
28.02.23

The Licensing Section, Teignbridge District Council.

We are writing regarding the licencing application by Stuart Cooke, for the premises of Woodland Café and Yurt Camp.

The original basis for the opening of Yurt Camp was to make an environmentally friendly holiday site, sensitive to and protective of the immediate nature and natural environment on the site. To that end, extensive environmental surveys were carried out to assess, limit and mitigate against causing damage to the nature and wildlife in the area. Numerous bat boxes and bat nesting sites had to be installed to gain planning consent.

The proposed licence application by Stuart Cooke takes no account of the wildlife, nature or residents who live in very close proximity to the site.

When is noise relevant to planning?

Noise needs to be considered when development may create additional noise, or would be sensitive to the prevailing acoustic environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced). When preparing plans, or taking decisions about new development, there may also be opportunities to make improvements to the acoustic environment. Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate and cost-effective solutions are identified from the outset.

Related policy: [paragraph 170e](#), [paragraph 180a](#), [paragraph 180b](#), [paragraph 182](#)

Paragraph: 001 Reference ID: 30-001-20190722

Revision date: 22 07 2019

Source: <https://www.gov.uk/guidance/noise--2>

Since the involvement of Stuart Cooke and the Woodland Café at Yurt Camp, we have regularly and routinely been expected to endure breaches of the licence currently held. These take the form of extremely loud music during the day time and late into the evening, and loud crowd noise from Yurt Camp guests late into the night. It must be understood that the music being amplified is outdoor. Yurt Camp and Woodland Café do not have any substantial buildings. The music is performed outdoor or in a tepee tent. There is no sound insulation. This results in us not being able to sit our garden in the summer months, when Yurt Camp is holding events, weddings and parties, which occur regularly. We have to retreat to the indoors on sunny days, windows closed and still we hear the sound of live and recorded music being amplified to such an extent that we cannot find a peaceful place within our own house.

Yurt Camp and Woodland Café are located on the old Gorse Blossom Farm site, where there are 6 houses and a place of religious worship within 30m to 100m of the Yurt Camp site. The residents range from very young children to pensioners.

Regularly we cannot comfortably hear our TV over the sound of Woodland Cafes music and entertainment events which invades through our double-glazed windows. When the owners of Yurt Camp are asked to reduce the volume of the music, the response from them is 'the music doesn't bother me'. This only goes to illustrate the total lack of respect for their compliance with their licencing agreement and complete contempt and disregard for the local residents.

If granted, this licencing application would dramatically increase the hours which amplified music and public events could take place, starting at 8am until midnight and greatly increase the months these events could take place, including the summer months and Christmas and New Year.

Do we, as residents living in close proximity, not have the right to use of our gardens in the summer, free from amplified music, have the right to a peaceful nights sleep and enjoy Christmas and New Year without having to endure the invasion of amplified music. Our residency was here long before Woodland Café. The wellbeing and mental health of the residents must be taken into consideration.

There are laws in place which state the following:

The maximum acceptable amount of noise during 'night hours' which are between 11pm and 7am. After 11pm, permitted noise levels are: 34 dBA (decibels adjusted) where background noise is no higher than 24dBA. 10dBA above the level of background noise if this exceeds 24dBA

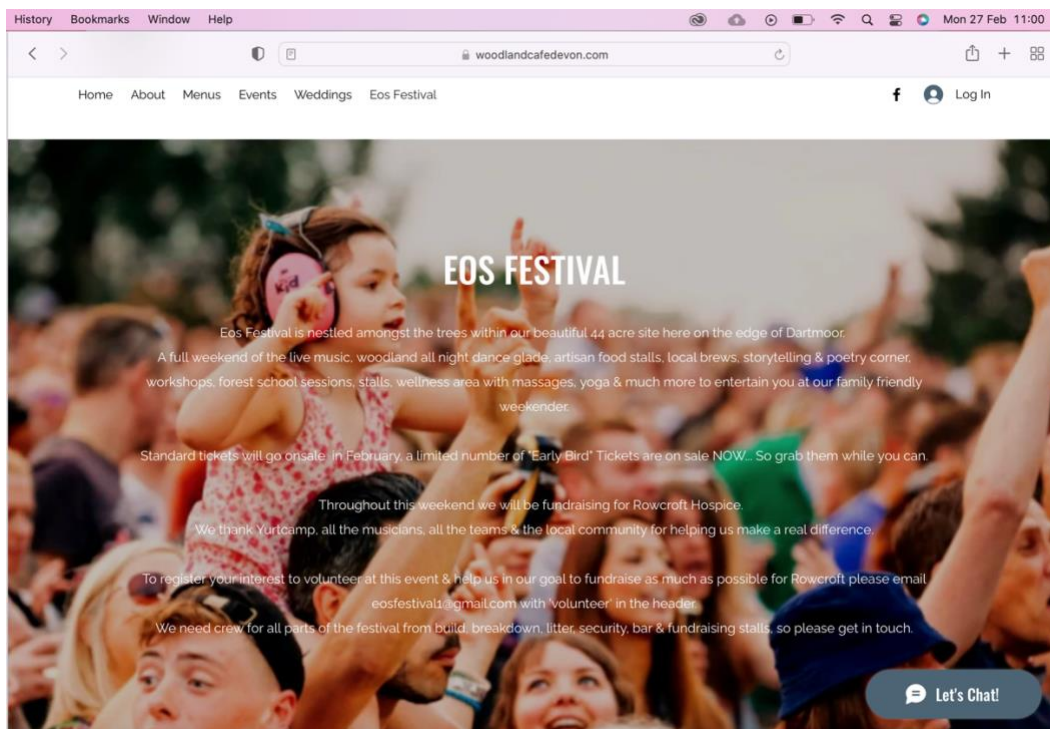
Within the licencing application, there are categories of;

Exhibition of Film – on occasion during the summer months 8am to 11.30pm.

Performance of a Play – during the summer months 8am to 11.30pm.

There is no cinema or theatre on the Yurt Camp site, therefore these events will be outdoor and the noise pollution from these will not be contained within a building. Additionally, there are strict laws about the age of viewers, film and theatre content in relation to children and various age categories. Given the contempt and flagrant breaches of the current licence by Stuart Cooke, we should only expect a disregard for compliance of film and theatre regulations.

This licencing application masks a major event which Woodland Café are intending hold on the Yurt Camp site during May 2023, the EOS Music Festival (19th and 20th May) to be held at Woodland Café/Yurt Camp. The licencing application does not clearly identify the event which Stuart Cooke is actively promoting on the Woodland Café website and clearly contravenes the licence which he is applying for. This suggest that he intends to break the licencing agreement if it is granted to him, just as he breaks his current licence. Please look at www.woodlandcafe.co.uk where you see being advertised 24 hour dance music events, 3 music stages etc. and live and recorded music being played until 12.30am.



Source: screen shot from www.woodlandcafe.co.uk 27.02.23

LINE UP
toploader
PATTERN PUSHER!
SAMANTICS
Rooftop
HiFi LoFi

EOS Music Festival 2023
19 & 20th May

3 STAGES
DANCE ARENA
FOOD VILLAGE
3 BARS
All night Cinema
Luxury Yurt Hire
Festival camping

WOODLAND CAFE
LIVERTON TQ12 6FU

LINE UP
THE TIND SCOVER HIPPIE
SOUND OF SIRENS
BAREFOOT BANDIT

Jam The Channel
LAZY SNACKS
CAVEMOUTH
FIVE FINGER DISCOUNT
FreakbyWire
Rameagle
Jess McAllister Band
Southern Fried
Groove Queens
TEN TON MONKEY
& MORE TBA...

COCKTAIL BAR
Yoga
WOODLAND WALKS
Storytelling and Poetry corner
Kids Activities including...
Junior Rave
Woodland Assault Course
Bushcraft
Circus Skills
& MORE TBA...

facebook eosfestival
instagram eosfestival

raising funds for rowcroft hospice

weekend ticket £60 | under 18's £30 | under 5's free
Tickets available at: www.woodlandcafedevon.com

Source: screen shot from www.woodlandcafe.co.uk 27.02.23

1. The licence application does not give mention of the EOS Festival. Instead, it casually states there will be a live music fundraising event on the 3rd weekend of May. (these dates correspond to the dates of the EOS music festival advertised) The Woodland Café Website is actively promoting a weekend live music event, with 3 stages, all night cinema, all night dance glade, festival camping and more.
2. The current music line up has 17 live bands listed to perform and is being advertised on national internet platforms. This is not a small-scale fundraising event. It is an event at a considerable scale.
3. Yurt Camp currently has a camping permit for 50 tents which includes the 22 yurts which are permanently sited. The scale of the EOS event will need a far greater audience than the additional occupants of 28 tents. The current camping permit is based on the size of the site and its septic tank capacity. Furthermore, with the scale

of the event being advertised, the site will not accommodate additional camping. Where are the weekend festival visitors going to camp? What number of tickets are being sold? What scale of event does Yurt Camp have the licence to facilitate?

 Woodland Cafe
3h · 🌐

**Camping & Campervan Tickets
ON SALE NOW!!!**



 Eos Festival
11h · 🌐

Camping & Campervan tickets on sale NOW!
Early Bird tickets available until March 1st

<https://www.woodlandcafe.devon.com/event.../eos-festival-1>



**EARLY BIRD
TICKETS**

AVAILABLE FROM
WWW.WOODLANDCAFEDEVON.COM



toploader
DIFTON PUBLIC!
SAMANTICS
3 STAGES
DANCE ARENA
FOOD VILLAGE
3 BARS
All night Cinema
Luxury Yurt Hire
Festival camping

Music
Festival 2023
19 & 20th May

SOUND SIRENS
SAGEFOOT BANDIT
COCKTAIL BAR
Yoga
WOODLAND WALKS



 Eos Festival
29 January at 10:28 · 🌐

Our Early Bird tickets are only £50 for an adult weekend ticket!!
Limited amount still available from
<https://www.woodlandcafe.devon.com/event-details/eos-fes...> See more

Source: Woodland Café Facebook page

4. The Woodland Café and Yurt Camp Site does not have secure perimeters. The majority of its perimeters are defined by low post and rail fencing, which is old, often broken, easy to climb over and thin hedging which is easy to breach. It will not be possible for the organisers to police the whole perimeter of the site and therefore they will have no control over the numbers of people on the site. We have grave concerns for our personal security and that of other residents in the area as well as concerns over the risks posed to residents by visitors cars blocking roads preventing access to emergency services.

5. The amount of kit and equipment that a line-up of 17 bands requires and the number of food stalls and catering, will occupy all of Yurt Camps parking facilities. Therefore, we ask where will the high volume of Festival visitors park their cars? The site has limited parking capacity which is routinely overwhelmed at small events such as wedding events and visitors park randomly along Staplehill Road. Staplehill Road and the surrounding areas will become blocked. Where is the plan for parking? Where are the risk assessments for this event? Is it David Agers and Stuart Cookes cavalier attitude, that they will consider this to be beyond their remit and responsibility?

6. The current alcohol and music licence relates to the café area only. This new application suggests that alcohol can be sold across the 30+ acre site as well as amplified music. This presents a very different scenario and will increase noise pollution and noise intrusion

We consider that the increased hours detailed in the licence application are inappropriate for this residential area and will cause immense disruption to the well being of the residents. Additionally it is clear that Woodland Café intends breaching it's licence by holding the EOS Music Festival.

Yours sincerely

Paul and Zoe Singleton

Appendix – Licence Application

Teignbridge District Council as 'Licensing Authority' have received an application for a Premise Licence from Mr S Crook, Staplehill Road, Liverton, Newton Abbot TQ12 6FU

for a Premise known as Woodland Café and Yurt Camp

The application is for:

Sale of alcohol – Monday to Thursday 8am to 11pm, Friday and Saturday 8am to midnight, Sunday 8am to 11pm.

Non-Standard timings – Christmas Eve/Day and New Year's Eve/Day 8am to 1am.

Late Night refreshment – Friday and Saturday 11pm to midnight

Non-Standard timings – Christmas Eve/Day and New Year's Eve/Day 11pm to 1230am.

Recorded Music – Friday and Saturday 8am to midnight.

Non-Standard timings – Christmas Eve/Day and New Year's Eve/Day 8am to 1am.

Live Music – 3rd weekend of May for fundraiser event 8am to 11.30pm.

Exhibition of Film – on occasion during the summer months 8am to 11.30pm.

Performance of a Play – during the summer months 8am to 11.30pm.

Entertainment of a similar description – during the summer months 8am to 11.30pm.

Paul and Zoe Singleton
Stover Cottage
Gorse Blossom Farm
Staplehill Road
Liverton
TQ12 6FU
02.03.23

The Licensing Section Teignbridge District Council

Further information, which we would like added to our representation in regard to the licensing application by Stuart Cooke, for the premises of Woodland Café and Yurt Camp.

Devon County Wildlife Site – Sandpit Copse (Yurtcamp).

The Majority of the Yurtcamp site falls within the Devon County Wildlife Site named Sandpit Copse.

“County wildlife sites are areas of public or private land that are rich in wildlife, often supporting rare or threatened habits and species”

Source - Devon Biodiversity Records Centre www.bdrc.org.uk

The site of Gorse Blossom Farm and Yurt Camp are a recognised habitat site for Lesser Horseshoe Bats. This was identified in the ecological surveys which were carried out and were an obligation demanded by Teignbridge Council in order for Yurtcamp to gain planning consent.

Yurtcamps wooded areas are ancient woodland sites with great biodiversity including rare native orchids and ancient oak trees.

The development of Yurtcamp site as a 'party, music, festival and events venue' is wholly incompatible with the environment in which it is located. The large volume of visitors to the EOS music festival will cause immense damage to the biodiversity and wildlife of this designated County Wildlife Site. The impact of the noise pollution upon the wildlife species on the site must also be considered incompatible with it's designated status. Any extension the licensing hours will only further cause degradation of this County Wildlife Site.

Regarding Noise Issues.

We have complained directly to David Ager (Yurt Camp owner) via text messages and WhatsApp messages about the excessively loud live and amplified music on numerous occasions and have a record of having done so on the following dates;

11th- 12th March

7th- 9th April

24th June

7th July

10th September

On each occasion there was no reduction in the volume of the music, and it continued until late (after 11pm).

On 2 occasions (2021 and 2022) we complained to Teignbridge District Council and completed the postal forms which they request you to complete with evidence. These were returned to the Council.

Regarding Fly Tipping.

Below are photos of the fly tipping of commercial waste by Yurt Camp (old gas bottles, commercial dishwasher, old mattresses, and bed frames etc). These photos were sent to Teignbridge District Council, Environmental Health on 01.02.23. The case number is FS 482950104.

The location of this fly tipping is directly at the entrance to our property but on land owned by David Ager.



In the last week, David Ager (Yurt Camp) has had some of the waste removed but has left bed frames, mattress springs etc. (See photos below, taken 01.03.23). Last week we contacted the Environmental Health Department via the website, which stated that the case is now closed. However, there is still considerable waste and rubbish left in plain view.



We are very concerned that based on the previous behaviour of Yurtcamp, dumping commercial waste, issue like this will increase if events such as the EOS Music Festival are allowed to go ahead. More people, more rubbish, more dumping and fly tipping.

Security and Perimeter Fencing.

The Yurtcamp site has low/waist height post and rail fencing, which is often broken and rotten. It is extremely easy to access the site over the fence or through the frequent gaps. At the EOS Music Festival, it will be impossible for the visitor numbers to be controlled or counted. This situation will cause problems for planning of services, maximum visitor numbers, insurance, security, crowd control etc. The photos below showing broken fencing were taken 01.03.23 on Yurt Camps boundary with Staplehill Road. All of Yurt Camps perimeter is in this condition.





Kind regards

Paul and Zoe Singleton

From: Carol <[REDACTED]>
Sent: 03 March 2023 10:12
To: Ext Mail: Licensing; [REDACTED]; Ext Mail: Environmental Control
Subject: Representation 5
Importance: High

Dear Sir

I am writing in reference to a new application for an extension or new license for the Above location.

Ilstington Parish Council have been alerted of the plans that the owners are planning a 2 day festival in May details are included on the poster below.



The Parish Council OBJECT to this event and ask the licensing department to consider the comments made by this council and NOT grant this application.

Over the past years the owners of this site has breached their current licence and we have been given evidence of occasions when this has happened, some of those dates are listed below

- 21/2/2019 Unauthorised parking of travellers on verge in Staplehill Road, (Don't want this repeating with campers or visitors)
- 2/3/2021 Break in 10.29 PM over fencing at Staplehill Road, broke into café and were gone by 11.00pm, Police arrived at 11.07pm, caught movements on our CCTV, just shows how easy it is to break into the site
- 11-12/3/22 Very Noisy Friday evening until very late, well past 10pm, Neighbour sent a note to apologise because of it and inform us there was another event the next night, again music until gone 11pm
- 7-9/April 2022 V noisy event again and on 9th went onto 2am with shouting and cheering
- 24th June 2022 Excessively loud live and amplified music no reduction in the volume of the music and it continued until late (after 11pm).

- 7th July Excessively loud live and amplified music no reduction in the volume of the music and it continued until late (after 11pm).
- 10th September Excessively loud live and amplified music no reduction in the volume of the music and it continued until late (after 11pm).

We have been informed that the immediate neighbours have made numerous complaints to you regarding the excessive noise and as far as they are aware NO ACTION has been taken against the breaches of their license

Furthermore we have been made aware of Regarding Fly Tipping again the details of this are below, including the reference number of the case FS 482950104.

The location is directly at the entrance to our property but on land owned by David Ager.



In the last week, some of the waste removed but has left bed frames, mattress springs car tyres etc. (See photos below, taken 01.03.23). Last week Environmental Health Department was contacted via the website, which states that the case is now closed. However, there is still considerable waste and rubbish left in plain view.



I will copy this email to other relevant parties and consultee and hope that you will take these comments seriously when make your decision on the New application for either extension or new temporary licence

Regards

Carol Retallick (Clerk)

Ilington Parish Council

Clerk: Mrs C Retallick, Bagtor Barton, Ilington, Newton Abbot, Devon, TQ13 9RT.

Telephone No: [REDACTED] **E Mail:** clerk@ilsingtonpc.org

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From: Trevor Cox <[REDACTED]>
Sent: 11 March 2023 18:34
To: Ext Mail: Licensing
Subject: Representation 6

I am pleased a local venture wishes to expand its business. however, previous events held on this site have led to a large area of tq12 being subjected to extremely loud music late into the night. There appeared to be no control or limit to the noise level as it was unbearable in Liverton village and other areas .. what restrictions on noise levels will be enforced ?.

Looking at the frequency and times of possible events , I would imagine if an individual home owner behaved this way the police/council would soon be called.

I believe you have a duty to protect the people living in the area from what (without regulation) would constitute antisocial behaviour. I appreciate that some people want to party and enjoy loud music but loud enough to keep people awake at that distance is not a requirement to have a good time, children need to sleep and some adults need to work the next day. ..I would appreciate you taking these comments into consideration.

Kind regards...Trevor Cox.

Sent from [Outlook for Android](#)

[REDACTED]

From: Emma Cox <[REDACTED]>
Sent: 11 March 2023 17:45
To: Ext Mail: Licensing
Subject: Representation 7

Dear Sirs

I would like to object to parts of the application by Mr Crook for Woodland Cafe and Yurt Camp. [Woodland Cafe and Yurt Camp - Teignbridge District Council](#)

Given its location, any noise from the Woodland Cafe and Yurt Camp travels clearly across the village of Liverton.

Live music for the 3rd weekend in May for their fundraising event is understandable, and indeed I support their event, but the end time of 11.30 pm is too late.

The proposal for music up until midnight on a Friday and Saturday would be highly disruptive. People need to sleep, and in the summer months, they often have windows open in their homes, meaning those living near the Woodland Cafe & Yurt Camp can hear any music played there. Unfortunately, having experienced this over the last few summers, it is tough to ignore. The same applies to films, plays and other entertainment that requires audio equipment.

The Liverton area is home to a typically older population, with 41% over 55. Disruption until midnight every weekend will take its toll. A further 15.4% are children, again likely to be disturbed by the noise (source, Office for National Statistics Census 2021).

It's great to see local businesses doing well, but it's better to see them doing so whilst showing consideration for their neighbours. An end time for any music or entertainment of 11.00 pm at the latest would be more acceptable.

Thank you for considering the points I raise.

Yours faithfully

Emma Cox
21 Shapley Way
Liverton
TQ12 6PN

[REDACTED]

From: Cate Hewison <[REDACTED]>
Sent: 12 March 2023 20:08
To: Ext Mail: Licensing
Subject: Representation 8

Dear Sirs

I notice that the Woodland Café and Yurt camp have made an application for extended licencing hours.

This is a cause of concern to us as we live nearby and find the very loud music, loud bass beats and shouting/singing most disturbing, especially as this tends to go on after the allocated hours.

In the summer months we find we have to close our windows at night as this disturbs our sleep. We also do enjoy sitting outside in the summer evenings but have had to go inside and close the windows on several occasions as the music has got too loud. We are therefore concerned that if this permission is granted the noise will be prolonged well into the night and early hours of the morning.

Liverton is an area made up mostly of elderly persons who don't like the extremely constant disturbance, on most Saturday evenings during the summer months, and I've heard many complaints regarding this.

Another concern is that as being a member of the Church in Staple Hill Road this could disturb our services which is rather a worry to ourselves. We have also noticed on our way to the Church that from time to time there have been camper vans and cars parked randomly in the road.

We therefore recommend that you refuse this application.

Regards

*Colin & Cate Hewison
Hedgerows
9 Benedicts Road
Liverton
TQ12 6JL*

[REDACTED]

[REDACTED]

From: Lydia Oliver <[REDACTED]>
Sent: 12 March 2023 19:40
To: Ext Mail: Licensing
Subject: Representation 9

Dear Sirs

As a resident of Liverton I am writing to you regard the licence application for the Woodland Café & Yurt Camp at Staplehill Road Liverton.

There have already been complaints of the camp playing loud music late into the night and I've had sleep disturbed in the summer months when windows have been open. Also, sitting out in the garden can be very trying when there is loud music being played and you're entertaining guests. I'm concerned they will prolong things beyond these hours if permission is granted.

As a member of the church in Staplehill Road, I am also concerned that this will disturb my worship as the camp is situated directly behind.

Liverton is a small, quiet village with a majority of mature residents who have opted to live here for its peaceful environment, and I feel this would contribute to that atmosphere being taken from us.

I would be grateful therefore, if you would take all this into account and recommend refusal for this extended licence application.

Yours faithfully

Lydia Oliver
Star View
Liverton
TQ12 6HH

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PRESTON DOWN TRUST

Registered Charity No: 1155382

10 Aspen Drive, Newton Abbot Devon TQ12 4TN

Phone: [REDACTED]

Email: enquiries@prestondowntrust.org

Trustees: Michael S Besley Laurence E Buckley Michael G Scott John D Wallis Stanley J Wallis

13 MARCH 2023

LICENSING SECTION
TEIGNBRIDGE DISTRICT COUNCIL
FORDE HOUSE, BRUNEL ROAD
NEWTON ABBOT TQ12 4XX

Email: licensing@teignbridge.gov.uk

Dear Sir/Madam

PROPOSED LICENCE APPLICATION MR S COOK STAPLEHILL ROAD, LIVERTON
NEWTON ABBOT TQ12 6FU WOODLAND CAFÉ AND YURT CAMP

Preston Down Trust provides a place of worship registered under the Places of Worship Registration Act 1855 on premises immediately adjoining Woodlands Café/Yurt Camp

Our entrance gate is immediately adjoining theirs and we have a common boundary

We oppose the grant of the licence on the terms set out in your published notice on the following grounds:

- The applicants are seeking a licence for various activities between 8 a.m. and 11.30 p.m. which are more than likely to have an adverse impact on our holding church services
- There is reference to Live Music on the third weekend in May for fundraiser event 8 a.m. to 11.30 p.m. However a music festival is currently being advertised for that weekend on this site
- The site is entirely unsuited to holding such a music festival
- Parking would be a serious problem
- The risk of trespass to our property by persons attending these events is high
- Vehicular access for our worshippers to our property is likely to be hindered
- Potential safeguarding issues with children and young persons included in our congregation

We respectfully ask you to take account of our objection, which we are copying to the Police

Yours faithfully

LAURENCE E BUCKLEY
Trustee

[REDACTED]

From: Michael Biswell <[REDACTED]>
Sent: 15 March 2023 15:27
To: Ext Mail: Licensing
Subject: Representation 11

Dears Sirs,

Following the information provided in the application I live a little way from the site in Halford.

They have held the odd past event which we sometimes hear as a background noise, however my concern is the music and entertainment on what would become a weekly basis and the perhaps continuous back ground beat of music to near midnight on every weekend and perhaps during the week.

I am concerned there is no reference to the decibel level that would be allowed and how the site will include sound deafening to prevent noise pollution to nearby residents.

Although it appears to be mainly finished by 23:30 hours, these entertainments can go on so I would expect monitoring from time to time.

I can be contacted via my email.

Your faithfully

Michael Biswell.

Sent from my iPad