

Andrea Furness

From: Matthew Parish < >
Sent: 10 July 2025 21:13
To: Ext Mail: Licensing
Subject: Matthew Parish still Objecting after VL 1st response

Categories: vicky

Yes, we would like to carry on with our objection as I have no doubt that serving alcohol until 12 pm will create a lot of unwanted noise in our peaceful countryside area. There will be guests leaving waiting for taxis etc late into the night, the car park area is situated right opposite us ! Please if there is such a meeting held, we would like to attend to express our concerns, Mr & Mrs parish

Sent from Outlook for iOS

Andrea Furness

From: Matthew Parish < >
Sent: 27 June 2025 18:03
To: Ext Mail: Licensing
Subject: Bow Grange

Categories: vicky

We strongly object to the late license as we live at East well House (poultry farm)directly opposite the venue , which means we shall be most affected . Our objections are as follows ,

1. Rural Setting – Unsuitable for Midnight Events

The venue is located on a working farm in a rural, peaceful area. A midnight finish is wholly inappropriate in this setting and out of keeping with the area's character. Noise travels much further in the countryside, especially at night, and residents expect and rely on a quiet environment after dark.

2. Noise and Late-Night Disruption

An additional hour will significantly increase the likelihood of noise disturbance from amplified music, guests leaving, taxis arriving, and general activity beyond 11pm – a time when most people are already in bed. It's during this late hour that disruption becomes particularly intrusive in a rural context.

3. Lack of Operating History

The venue has not yet begun regular operation. As such, there is no track record demonstrating that they can responsibly manage the 11pm cut-off. Until such time as they can prove compliance and neighbourly management, no extension should be considered.

4. Precedent and Licence Creep

Approving an extended licence before the venue has properly started trading may encourage further applications for even later hours or more intensive use. This sets an unhelpful precedent and undermines local trust in the licensing process.

5. Highway and Dispersal Concerns

The site is not served by public transport and relies heavily on car use. A midnight finish may lead to late-night traffic, disruption from taxis, and greater risk of drink-driving or loitering as guests try to find transport home.

I respectfully ask that this application be refused, and that the venue be encouraged to demonstrate responsible operation under its existing licence before any variation is considered. Yours sincerely Mr & Mrs M J Parish

Andrea Furness

From: Jane Courtier <[redacted]>
Sent: 14 July 2025 20:51
To: Ext Mail: Licensing
Subject: jane Courtier

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: vicky

To Licensing Department, Teignbridge District Council
Forde House, Brunel Road, Newton Abbot, TQ12 4XX
Email:

RE: Objection to Premises Licence Application – Bow Grange Weddings & Events, Littlehempston, TQ9 6NQ

Dear Sir/Madam,

I am writing to strongly object to the premises licence application submitted by Thomas O'Brien for Bow Grange – Weddings & Events in Littlehempston (TQ9 6NQ). As a resident living nearby, I am deeply concerned about the serious and lasting impact this would have on our peaceful rural community.

The application proposes licensing hours from 10:00am until 12:30am, seven days a week, including the sale of alcohol and late-night refreshments. This is excessive for a countryside location and does not reflect the quiet, residential, and agricultural character of the area. It raises serious concerns around:

1. Noise Pollution

The geography of this area – a valley – means sound travels far and echoes easily. We already experience significant noise disturbance from an existing venue in the vicinity. Adding a second venue operating the same hours will inevitably result in noise overlap and competition between events, creating relentless disruption. The proposed hours — including music and drinking until midnight and closure after 12:30am — will destroy the tranquillity we and our neighbours rely on.

2. Public Nuisance and Safety

Late-night noise, shouting, traffic, and intoxicated guests are entirely inappropriate for a rural lane and farming area. We are already seeing the signs of disruption from just one venue. Extending this further risks pushing the local infrastructure beyond its limits and seriously affects our quality of life.

3. Lack of Communication

It is particularly concerning that at no point have the applicants approached us or neighbouring residents to explain their plans, address our concerns, or propose mitigations. This disregard for the local community signals a troubling lack of consideration for those who live here permanently.

4. Unsuitability for the Location

We are not opposed to small businesses or occasional local events. However, this proposal is for a commercial operation seven nights a week, with no limitations or respect for the area's rural character. This is not a suitable location for back-to-back large events with extended hours and alcohol consumption.

We have invested in our homes and community precisely because of the peaceful nature of the area. This licence would fundamentally and permanently alter that — and not for the better.

I respectfully urge the Licensing Committee to reject this application in its current form. At minimum, if the application is to be considered, strict limitations should be imposed around the number of events per week, sound restrictions, earlier finish times, and obligations for the applicant to engage with the local community.

Yours sincerely,
Jane Courtier
The Shed
Yarneford Copse
Ipplepen
Newton Abbot
Devon
TQ12 5UJ

Andrea Furness

From: Sophie Courtier < >
Sent: 14 July 2025 20:58
To: Ext Mail: Licensing
Subject: sophie courtier

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: vicky

Dear Licensing Team,

I am writing to submit a formal representation in regard to the premises licence application for Bow Grange Weddings & Events, Littlehempston, TQ9 6NQ, submitted by Thomas O'Brien.

As a local resident, I am extremely concerned about the proposal to host events and serve alcohol every day of the week from 10:00 until midnight, with premises open until 00:30. It's difficult to understand how this could be acceptable in such a quiet, rural area — especially when we already live with the impact of a similar venue nearby.

The existing venue already causes noise disruption. To have a second one operating in close proximity, potentially with overlapping events, seems completely inappropriate. Both venues are in the same area where sound travels easily — it regularly feels as if the music and guests are right outside our home as we often hear music and loud bass systems throughout our home and land.

We are deeply worried about the long-term implications. What will this lead to? Regular late-night noise, shouting, disturbances from guests under the influence — it's not what this peaceful farming community should be subjected to. Many of us have worked hard to live somewhere quiet and rural, and this is putting that at risk.

While we support small businesses in principle, this particular application feels excessive and inconsiderate. The applicants have not approached us or other neighbours to discuss their plans, and we have no clarity about how this will be managed — only increasing our concern.

We strongly object to this licence being granted. With one venue already operating in the area, allowing another would introduce unreasonable disruption to local residents and the wider community.

Kind regards,

Sophie Courtier

The Shed

Yarneford Copse

Ipplpen

Newton Abbot

TQ12 5UJ

14.07.2025

Andrea Furness

From: Nick Courtier <
Sent: 14 July 2025 21:09
To: Ext Mail: Licensing
Subject: Nick Courtier

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: vicky

Dear Sir/Madam,

We are writing as local residents to express our concerns regarding the recent premises licence application submitted by Mr Thomas O'Brien for Bow Grange, Littlehempston (TQ9 6NQ).

While we fully support responsible local enterprise and understand the appeal of countryside venues for weddings and events, we believe the scope and scale of this application are not suitable for this quiet, rural area.

The licence request seeks permission for the sale of alcohol until midnight and for the venue to remain open until 12:30am, seven days a week. We feel this is excessive for a location such as ours and poses several issues that we hope the council will give serious consideration to:

1. Noise and Disturbance

This is a peaceful area, and due to the lay of the land, sound carries very easily. Even relatively small events can be clearly heard at a distance. The proposal to allow regular late-night functions is likely to cause repeated disturbance to local residents, particularly during evenings and weekends when many rely on the peace and quiet of their homes. We already experience some disruption from nearby venues, and the addition of another with similar operating hours raises understandable concerns.

2. Existing Venue Nearby

There is already a well-established wedding and events venue operating in close proximity to Bow Grange. This new application would effectively create a second, directly competing site within the same small area — doubling the potential for disruption. The community is already adjusting to the impact of the existing venue, and it is difficult to see how the introduction of another with identical licensing hours would be manageable or fair to those living nearby.

3. Regularity of Events

The application allows for activity every day of the week. This suggests that events could take place back-to-back, offering no respite for those living nearby. This level of frequency is not in keeping with the rural character of the area and would represent a considerable shift in how the surrounding community is affected.

4. Lack of Communication

There has been no attempt by the applicant to reach out to residents to discuss the nature of the business or how they intend to manage the impact on the local environment and those living nearby. This lack of engagement is disappointing and gives the impression that the views and wellbeing of neighbours are not being taken into account.

We want to emphasise that we are not opposed to small-scale events or well-run businesses. However, the current proposal feels unbalanced and does not appear to include sufficient safeguards to protect the interests of the local community.

Should the council choose to consider the application, we respectfully request that appropriate conditions be applied — such as a limit on the number of events per week, earlier closing times, and strict noise controls — to help preserve the tranquillity of the area and minimise disruption.

Thank you for your attention to this matter.

Yours sincerely

NA Courtier

The shed yarneford copse ipplepen TQ12 5UJ

Andrea Furness

From: Carla Courtier < >
Sent: 17 July 2025 08:30
To: Ext Mail: Licensing
Subject: Carla Courtier

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: vicky

Good morning,

I am writing to formally object to the premises licence application submitted by Thomas O'Brien for Bow Grange – Weddings & Events, Littlehempston, TQ9 6NQ, as outlined in the notice dated 19 June 2025.

My primary concern relates to the potential **noise disturbance** that this venue could create if granted a licence permitting activities until 00:30 daily. The late-night operation of events, particularly those involving alcohol and music, is likely to result in unacceptable levels of noise during the night, disrupting the peace and quiet that residents in this area currently enjoy.

Littlehempston is a rural community, and the introduction of a venue operating until the early hours every day of the week will significantly impact our quality of life, especially for those of us living nearby. The proposed opening hours — 10:00 to 00:30 seven days a week — are excessive and inappropriate for a residential and countryside setting.

I urge the council to consider the negative impact this licence could have on local residents, particularly in terms of noise pollution, disturbance of sleep, and potential antisocial behaviour related to alcohol consumption.

In addition to this, a venue of this nature will attract a large number of guests, often arriving in multiple vehicles. Local roads in and around Littlehempston are narrow, rural, and not designed to handle high volumes of traffic. Increased congestion, roadside parking, and the risk of blocked access routes (especially for emergency vehicles) pose a serious safety concern.

As I am sure you are aware, Ipplepen residents are already extremely concerned about the high number of drink drivers in and around the village. This venue being in the location it is will almost guarantee to add to these numbers. Making it difficult to get a taxi due to phone signal and location and also being impossible to walk home from here, unless on a main road in the dark (another HUGE concern) people are going to be encouraged and inclined to drive home whilst under the influence of alcohol. This is extremely worrying.

Thank you for your attention to this matter. I trust you will take residents' concerns seriously and act in the best interest of the community.

Carla