

John Knowles

Brooklands Farm

Botley Road

Bishops Waltham

SO32 1DR

Received 28 February 2025

I wish to object to the above application made by Shane and Tracey Oliver, of 16 Horders Wood Gardens, Waltham Chase, Hampshire SO32 2BF for permission to provide Licensable Activities at their field/caravans/containers known as Mi Bello Lugar. I am a neighbour, and this application has only just come to my notice,

My objections are on the grounds of:

1 PUBLIC SAFETY

Access to Mr & Mrs Oliver's field is via Brooklands Lane which is part HCC and part private road/footpath. Brooklands Lane is single track and connects with the Railway Line footpath from Bishops Waltham to Priory Park. This footpath passes the field in question. The general public including many dog walkers and families with children use this footpath on a daily basis and especially at weekends. Therefore, an increase in vehicular traffic and parking would be a serious safety issue.

2 PREVENTION OF PUBLIC NUISANCE

I am also concerned at the applicants request for their Licence to be from Friday to Monday 09.00 to 21.00 and for the supply of alcohol for consumption on and off the premises. I can only foresee an escalation in noise and traffic and this I feel sure would cause a public nuisance should this Licence be permitted.

Chris Scrutton

The Bungalow

Botley Road

Bishops Waltham

SO23 1DR

Received 01 March 2025

Dear Licensing Team,

I am writing to formally object to the premises licence application for Mi Bello Lugar, located at Brooklands Farm, Botley Road, Bishops Waltham, Southampton, Hampshire, SO32 1DR.

The main basis of the objection is:

1. **Public Safety.** The location of the site is not on a public road, the only way to access by car is driving through what is also a public walking route. Without sight of the application, it is understood that this specific application suggests that alcohol will be sold to walkers and not to people arriving by car. I don't believe there is any reasonable evidence to suggest that cars will, or can, practically be prohibited, or any measures to ensure this is enforced. Mi Bello Lugar will be publicly advertising the sale of the alcohol, therefore by the time a potential customer arrives by car, to be told they cannot do this, it will be too late. The access route for cars has a public right of way, and also shared with agricultural and commercial vehicles where passing/overtaking is not possible. Therefore, if the application is to allow vehicles to the premises limiting other pedestrian access is not within the applicants control. If the application is to sell alcohol to walkers, limiting the existing traffic is not within the applicants control. Therefore public safety mitigation of pedestrians and traffic is fundamentally not within the applicants control.
2. **Public Safety.** I would like to draw attention to planning application 19/00464/FUL from 2019, where commercial use of a swimming pool was rejected for Public Safety reasons, due to the potential increase in the number of people and cars. Planning precedence clearly shows increased traffic to this rural location is not deemed safe by the Local Authority. This specific premises in question, is located in an even more restricted location. In addition, the selling of alcohol from this site would constitute a commercial or retail activity, as the majority of the cider sold would not be produced from crops grown on the land as the trees are not currently mature enough to produce high quantities.
See below Local Authority comments.

- a. The application site access onto Botley Road (B3305) is substandard in terms of geometry and visibility to serve the business use and the resultant increase in vehicle movements causes additional **danger** and inconvenience to other highway users which is contrary to policy DM18 of the adopted LPP2.
 - b. The road leading to and from the site is of inadequate width to accommodate safely the additional traffic which the use generates which is contrary to policy DM18 of the adopted LPP2.
 - c. The use has a significant adverse impact on the amenity and recreational value of the path and the enjoyment gained from its use by the public in general which is contrary to policy DM18 of the adopted LPP2
3. **Prevention of Crime and Disorder.** The premises is not in, or on the edge of a town/village on a common walking route for potential customers looking to purchase alcohol. Crime and disorder often increases around the consumption of alcohol, the location of the site means that driving more people to a remote area, combined with the consumption of alcohol will create a potential for increased crime and disorder away from an active Police presence, Neighbourhood Watch or other members of the public who could be able to intervene. There is very limited access for emergency service vehicles, and due to the location of the premises it would be hard for emergency services to locate it quickly.
4. **Public Safety.** The application is to sell alcohol to be consumed on the premises, there is currently no welfare facilities and no mains drainage. Therefore, consuming alcohol on the premises is not practical.
5. **Public Safety.** There is no commercial waste facility or refuse service at the site, increasing footfall to the site will increase waste with no means of disposal. There is also no reasonable access for a bin lorry if such a facility was setup after the licence was granted.
6. **Public Safety.** The application appears to be for a year-round licence, however cider production is a seasonal activity, as this is agricultural land there is no need for an alcohol licence outside of the correct season. Selling alcohol not produced on the land is not an agricultural activity. Encouraging people to attend the premises outside of the season (winter/spring) for cider production down a road/path with no lighting, where cars and agricultural vehicles travel is not safe. Consideration should be given to a temporary/seasonal licence if the licence is approved. The applicant does not have permission to add lighting to the roads/paths so this cannot be mitigated.
7. **Public Nuisance.** During summer months when the premises is used for camping and overnight stays, noise and music can already be heard into the evening at my property. If this licence is granted and consumption of alcohol takes place this noise will inevitably increase either from individuals or music.
8. In connection to the 'Granting of Planning Permission' for the site (reference 22/02502/FUL) it was determined by the Local Authority that a caravan cannot remain on site to "conserve the character and appearance of the area and to prevent inappropriate structures within the countryside". Granting an alcohol licence will inevitably drive changes to the site which will act against conserving the character and appearance of the countryside.

Due to the remote location of the site, I also strongly believe that upholding the licence conditions and restrictions is not practically possible by the Local Authority, again raising a public safety concern.

Although the allowable objections are limited, I would urge the Council to consider that granting this application, in relation to the countryside location, will not remain in keeping with its surrounding and the intended agricultural or equestrian use for the land. Granting this application would be allowing incremental development to which the Local Authority has a duty to prevent.

I would appreciate a response to this email, to acknowledge that it was submitted within the time limit of prior to the 4th March 2025.

Kind Regards,

Louise Watson & David Biddle

(owners of the adjoining field)

18 Cadgwith Place

Port Solent

Portsmouth

PO6 4TD

Received 02 March 2025

We wish to make a representation on the grounds of public safety with regard to the premises licence application for Mi Bello Lugar, Brooklands Farm, Botley Road, Bishops Waltham, Southampton SO32 1DR made by Shane and Tracey Oliver, with particular reference to the supply of alcohol for consumption ON the premises. We feel the following is an extremely important factor and should be taken into consideration.

The premises in question is an agricultural field (formerly part of Brooklands Farm) which is accessed by means of a long, single track private road which has relatively few passing places. The road is also a public footpath for its entire length and over the course of the day, especially over the weekend, is used by many walkers of all ages, a lot of whom have dogs. If a licence was granted for the consumption of alcohol on the premises this has the potential to attract a number of visitors many of whom could possibly come by car, thus increasing the amount of vehicle traffic on a road which is totally unsuitable and incapable of taking such an increase. There is no separate footpath on the road – pedestrians and vehicles share the same space. Such an increase in traffic would be to the detriment of public safety.

We would like to make one further comment:

The 'premises' in question is a 3.5 acre field designated as agricultural land. If a licence was to be granted for the consumption of alcohol on the premises, it would then become licensed premises and as such there is a change of use which would presumably require planning permission. We find it rather curious that an application has been made for a licence for the supply of alcohol for consumption on a piece of land designated for agricultural use.

On the basis of the above we believe that if a licence is to be granted it should only be for the supply of alcohol for consumption off the premises.

Mr A J Knowles

Cherry Trees

The Avenue

Bishops Waltham

SO32 1BN

Received 04 March 2025

Dear Sir

I have recently been made aware of the application for a licence to sell alcohol for both consumption on and off the premises. As a neighbour and the owner of the land surrounding all four sides of the property including the access road it is disappointing not to have received any form of notification before now. Laying that matter aside I wish object to the granting of a licence as I feel it will be detrimental to public safety, the gate to the field is directly on to the pilgrims Way (or Allan King way) a very well used public foot path, I have been told the plan is to sell only to foot path walkers but I am not sure how car drivers will be stopped from turning up and blocking the access.

The apple trees planted over the last 2 years will remain too small to produce meaningful amounts of cider for many years leaving them importing materials with a vehicle over an already busy foot path

Mr & Mrs Oliver are aware the land they occupy is subject to a restrictive covenant and that the access to their land is for agricultural purposes only so importing fruit or apple juice from other growers for processing is manufacturing not agricultural.

Regards