

From: Emma Burle on behalf of Licensing
Sent: 6 Apr 2021 11:30:17 +0000
To: Emma Burle
Cc: Helena Giudici
Subject: Fw: Weyborne Ltd - Retail Sale of Alcohol - Lurgashall

From: Ross Reith [REDACTED]
Sent: 06 April 2021 10:38
To: Licensing <Licensing@chichester.gov.uk>
Cc: [REDACTED]
Subject: Weyborne Ltd - Retail Sale of Alcohol - Lurgashall

Dear Licensing,

With regard to the above application, the current access to the Weyborne Ltd barn is via the access track to my home from Fernden Lane. The track is very steep, narrow and is also a Bridleway where there has already been issues with vehicles going to and from the barn sometimes struggling to stop due to the slope. I am very concerned at the safety of pedestrians and horse riders posed by the increase in traffic on the track. The original planning application for the barn related to agricultural use only and i am not sure that the landowner of the track (on copy) would support other delivery vehicles and Weyborne's clients having access over their land.

You may also be aware of the planning application by the Vineyard at Blackdown Ridge that was withdrawn two years ago and is relevant to this situation as how long will it be before the "Retail Alcohol License" 11 a.m. and 11 p.m. 7 days per week is expanded to include wine tasting, sales to the public and/or activities such as tours?

I would also like to draw you attention to planning reference SDNP/18/00299/COU (Emma Kierens) from 6th September 2019 where the same barn was being used as a distillery without planning consent. The operation ceased and returned to being used for agricultural use only.

My previous experience with the same company during the year before the cessation of activities mentioned above was that the access track that i have historically maintained was not only regularly damaged but also blocked more than once with large vehicles making bottle and other deliveries. On one occasion a juggernaut sized vehicle was stuck between the barn and Fernden Lane overnight and blocked us from being able to gain access to or leave our own home!!!! I understand that it took a track vehicle to pull it out of the access track as it very steep and unsuitable for large vehicles. Any increase in traffic will just cause further inconvenience and disturbance to our residential property.

The owner of the land who is also the Director of Weyborne has constantly refused to accept any responsibility for damage caused or any maintenance of the track although Weyborne Ltd is using the the track for access for all their vehicles and deliveries. Even as recently as February this year I have had to pay £2,000 for repairs as the council dustbin lorry was struggling to get in and out of the access track from Fernden lane, the damage was mainly caused as a result of works initiated by Blackdown house and usage by the Barn. This license will only increase the traffic using the track 7 days a week 12 hours a day causing increased wear and tear, create further inconvenience, danger and stress for my family.

Apart from the impact on our home the increased traffic will also create further problems on Fernden Lane, it is just the wrong location to set up such a retail outlet that can operate 365 days of the year!!

I look forward to hearing from you.

Kind Regards,

Ross Reith
Reeth
Fernden Lane

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