

**Apple Blossom Caravan and Camping, 8 West Bank, Carlton - MRS LISA HOWSAM**

We are so happy to be able to have this hearing today, to hopefully clear up the issues raised.

We have been made aware by several residents that someone has unfortunately been visiting and misinforming many of the locals with false information about the application – this I feel is evident when you read the representations and note the similar mis information and understandable concerns over the music levels, roads & traffic.

Just to cover on the area of which we live here at West Bank, we are actually a RURAL WORKING COMMUNITY. And as such as most of you have already stated West Bank does have surrounding ongoing working noise starting from as early as 5am.

- Tractors, plant machinery, horseboxes and HGV's
- Farm & animals' noise, such as goats, chickens, horses and sheep etc
- Security dogs
- Visitors to all the local businesses

But West Bank was developed for a working community/ small holdings – so this is all to be expected

I think after reading the representations, the event that was due to go ahead in September crossed with 'gossip' have sadly all got lost in translation. To clarify the event which WE HAVE CANCELLED after listening to you at the parish meeting was simply a one off. It was only ever a favour for a local man. The general reaction we had from a lot of locals was positive and something to look forward to after the pandemic. I must also mention, one of the concerns was 200 caravans on site? I really don't know where this information came from, not only do we not have room or permission for 200 caravans this event was a camping weekend for up to 40 pitches as per our planning approvals. We had put in place a temporary event notice to cover it – IT WAS NEVER ANYTHING TO DO WITH THIS PREMISE APPLICATION. But we cancelled this immediately when a couple of you had concerns. We listened & We understood. We've been open 2 years and not had any events to-date.

This premise application is for a simple on-site bar, offering MAINLY inside facilities, there is also a very small terrace area, as we are a camp site guests have their own pitch. I need to stress we are not wanting to open a PUB or CLUB of that nature. Our main business is the Camp site with a smooth running, reputation and family camping. Our reviews always mention a great family place – peaceful and relaxing. We don't want that to change either.

A question was asked about the maximum **standing capacity**, when North Yorkshire police inspected us, for their records THEY suggested maybe 100 standing, I know this sounds a lot, but if I put this into context, inside would be mainly seating not standing so the capacity would be much much less, For eg, I could easily fit 50 people in my living room but obviously I wouldn't. it was for his figures and I just wanted to be honest about his findings when I was asked the question.

With reference in this case, to a BAR & DRINKING, currently guests arrive armed with their own drinks OR walk OR take a taxi to either the \_\_\_\_\_; or Snaith. One of our neighbours kindly offered a cut through of their garden to allow the odd guests to use to obtain access to a back road to walk to the pub, but unfortunately this was stopped by two of the representees. We thought with an on-site bar it would be resolved. Soooo many guests have suggested this would be a great idea.

As we are a FAMILY site with children, we do have a quiet down policy and this is wardened – Some locals will already know this, as we have had lots of their families or friends that have already been to stay with us.

We have absolutely no intentions of this changing, with an on-site bar we hope there will be less noise, with less vehicles coming, less walking on the country roads especially at night when the pubs close and definitely

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offering **controlled drinking**. Also controlled noise as the bar is inside. We have thought about noise levels, hence the last orders at an earlier time of 22.30 and doors closed at 23.00hrs so this is also earlier than most pubs / restaurants and keeps in line with our current quiet policy. \* The building where the bar would be sited, would be as sound proofed as we can with the new roof and installation installed – subject to planning.

With regards to the music – we would like a radio playing background music inside the bar to add atmosphere. I have to reiterate and stress we are a FAMILY SITE – there will be no loud or offensive music, we have young children and families sleeping in tents -right on the doorstep! We have liaised with some residents who live throughout the area of West Bank & Hirst Courtney they have advised they don't hear any noise from our site at night.

I'm not sure why some of these representations say we will be having festivals and DJ's? every weekend? This is why I'm sure all the wires have been crossed with the cancelled event.

At night the doors would be pulled too and constant noise levels would be monitored as they already currently are. CCTV is already installed but would be upgraded.

Lighting – the camp site already has soft ambient lighting on the main site in place. There is LED strip lighting on the driveway which is on dawn to dusk sensors.

Litter - We have a commercial waste and recycle round to cover this.

Sewage and Drainage – We already have toilets in place. Our septic tanks are emptied on a very regular basis.

I note that a lot of the concerns are about additional traffic on narrow roads. Our guests are already on site there should be NO additional traffic. The on-site bar should in fact REDUCE traffic by less taxis. I cannot envisage anyone driving here, just for a bar on a camp site. It's not on a main road location, they would pass regular PUBS on route with normal opening hours. Once again, please understand this is not our main business the camp site is, so in quieter months it would probably operate on reduced hours. With regards to narrow roads, currently many HGV/ horseboxes and large tractor's use the roads, whilst they are not A roads, they are and have been used by the businesses in the area for many years and are passable. With regards to the speed limit, I have written to highways and they have agreed to look at reducing the speed to 40mph and we are due inspections in the parish imminently.

No public transport is needed as guests are on site.

We have also offered the proposed snug area to the local parish for their monthly meetings.

The on-site bar would be, if approved, located away from the main road and within the camp site area. At the side of the building is our Reception and shower/toilet facilities, to the rear is a store room so the bar would be already sheltered for noise as it faces away from West Bank. There will be notices on all entrance and exit doors reminding all guests to leave quietly, again we have guests sleeping in tents! The campsite entrance and land for a potential small car park is between the 'bar' and our nearest neighbour. Who is 100% behind us.

whilst the application asked for representations, we have received letters of support – some of these are attached. We set up a 'support' what's app in 2018 so all residents could communicate any issues/concerns or emergencies. We did let everyone know of our intentions and welcomed everyone to put forward any concerns that they had.

To clarify our vision, for our rustic on site bar, is a quiet warm and country style building that enhances our rural campsite to service our guests and local residents. We are not Glastonbury or Appleby, Just a simple on site bar on an existing FAMILY RUN FAMILY CARAVAN AND CAMPING SITE.

Email Reply from Highways, I asked for a 40mph Speed  
limit

09:43

4G

6 Messages

Contact us form

Good afternoon Mrs Howsam

Thank you for completing an E-form yesterday.

I have forwarded your request for a speed limit to the Highways Engineer who has advised that the location does not meet the criteria for a 30mph, insufficient roadside development, but she will certainly look at introducing a 40mph limit.

The process is lengthy I'm afraid as we have to go through a consultation period and advertise before we can get a Legal Order, without which would render it unenforceable so ignored by motorists if no risk of being issued with a speeding ticket!

The Engineer will assess the location and you will receive notification that the process has started because as a resident you are included in the consultation.

I trust this meets with your satisfaction.

Kind regards

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Highways Customer Communications Officer



















