

Mr Martin & Mrs Claudette Edwards

To whom it may concern,

**Reference: Vino V Application for premises Licence, 24 Godstone Road Lingfield –
Objection.**

In relation to the proposed premises licence application on 24 Godstone road, I have some huge concerns on how this, if approved, will directly affect my quality of life at home, my children's health & Safety as well as my general concern for the immediately effected neighbours and roads. My garden immediately co-joins with 24 Godstone road and therefore I hugely object to any garden activity.

I have attached a few Images so you can see how close to my property/my children the proposed outdoor seating & bar would be, as well as the surrounding gardens which are also all residential with young families. I will also add that the images are taken from out of the babies' windows which are both at the back of the house, directly over the proposed area. We only moved into the property in April, and I am in absolute bits that we have literally just moved here with our young family (one of 2 years & one of 3 months old) and now a potential bar being put adjacent to my garden, is not something I wish to entertain.

I am a big supporter of improving our village and high street, and if the proposal was for a retail wine merchants & deli supplying meats and cheese etc only, that you can purchase alcohol up to closing retail time of 6pm, to be consumed off the property, then this would be lovely. However, I do not see, how in such a residential area with a mix of young families and elderly, how an outside wine bar, in the middle of family gardens, ANY day of the week is acceptable. The footprint on the application also shows the outside bar to be more than double the size of the indoor bar, insinuating that it would be an outdoor drinking bar with the inside smaller deli as an afterthought.

When looking at the other establishments in the village that serve alcohol, both the pubs are dated from the 16th century, so anyone who currently lives close by (unless over 400 years old) will have known there was a pub there before buying the property. The Star backs onto a field with no immediate neighbours and the Greyhound onto a car park, again with no immediate neighbours. All the Indian/Thai restaurants have no outdoor seating, therefore privacy and noise effecting neighbouring gardens in not effected. They also serve full meals not just 'deli nibbles' so will attract a different demographic. The one establishment that serves alcohol, that has a small handful of outdoor tables (Chef's Cuisine) which is 90% indoors and 10% outdoors. Again, being a restaurant attracts diners and is not in the centre of family gardens, as it is on the road with a car park at the rear not disturbing any residents' rights to peace & tranquillity.

I have therefore listed below my reasons/concerns for objection which I will send to the Licensing Team as advised:

Prevention of Crime and Disorder

- Whilst I am sure measures will be put in place inside the premises, drunkenness and anti-social behaviour once visitors have left the premises cannot be monitored, which could therefore result in additional crime, disruption and criminal damage in the local vicinity, due to inebriated patrons, leaving all through the day and at closing time.

Public Safety

- No concern

Public Nuisance

Due to our house & Garden being literally the other side of the fence (co-joining), we feel this is not only public nuisance but also personally to our family. and the other families immediately attached.

- **Noise Pollution** - We will have absolutely no peace & quiet to enjoy our garden as a family
- The daily noise will be distressing for our dog who will be on the other side of the fence.
- The noise will disrupt my children's sleep (as they are very young, they still nap in the day so having outdoor drinkers will affect my children in the day time, not just evening).
- The noise once the bar is shut also hugely concerns me, whilst visitors wait for taxis, or walk-up residential roads, which they have had to park on, due to no parking for the proposed bar. this will be particularly noisy in summer when bedroom windows will be left open.
- Noise of bottle/barrels being delivered/refilled, especially in the proposed outdoor bar area, which is right next to my garden.
- **Light Pollution** - I presume there would be outdoor lighting for the outdoor seated area, which would come through not only my children's bedroom windows but our kitchen diner, which we relax in every evening. Come winter I presume there would be outdoor heaters which again would be additional light pollution.
- **Smell pollution** - in an outdoor drinking setting there is always a number of people that smoke, due to the close proximity to my house/Garden we would be able to smell this. There is also the potential of food smell too (which we already get from the Baguette Bar).

Protection of children from harm

Although there seems to be measures in place to protect children from harm visiting the premises, there has been an oversight at protecting children as a result of the premises opening.

- Exposing my children to potential inappropriate conversation and swearing which comes with drinking alcohol. My children are at a very impressionable age.
- Disrupting my children's sleep, with their bedroom windows being only metres away. Not only by noise but also light, as in the winter months there will no doubt be outside garden lighting/patio heaters. My children have day time naps and sleep is hugely detrimental to their health and wellbeing.
- Smell pollution into my garden from smoking, is again an effect on my children and the surrounding gardens with children.

On Lingfield race days, the village is already disturbed with drunk & disorderly behaviour from unsavoury characters that flood up to the establishments that serve alcohol, after drinking all day and potentially before patrons head to the race course, and as you can imagine their first spot would be a wine bar with an outdoor seating area, especially on summer days, instead of inside a curry house, and this would just be absolutely awful for my family on the other side of the fence, who would most likely be having a quiet bbq, or the kids be in the paddling pool. It gives me huge anxiety and I am losing sleep over it.

This will also de-value our house as any potential buyer will surely have the same concerns as we do, regarding the proximity of a venue serving alcohol all day and into the evening. We moved to Headland Way as it is a quiet, family orientated residential road, with a mixture of young families and elderly, which we imagined to be a great place for our kids to grow up, however with the proposed plans being set out, I am in fear that this will no longer be the case.

As previously stated, we would welcome a new shop, which is selling local produce and wines, to be consumed off site, in the comfort of people's homes, or inside the premises. However, the reality of a wine bar that serves alcohol to be drunk outdoors, in such proximity to my garden and my children, until 8pm at night 7 days a week and everything that comes with this type of establishment, we believe, is completely unacceptable and would completely ruin our way of life, peace, privacy and children's health & wellbeing.

On the licence application under 'premises description' there is no mention about a bar outside, so alluding to a deli with a 'small seating' area, is clearly not the case, as the outside seating area, even with it being reduced, is still double the size of the deli. If in the case that this is a small deli with an option for a glass of wine, to be enjoyed with the meats and cheeses, then the indoor seating area is ample and the bar outside is not needed.

The concession of the part of the garden that has been removed is a good gesture, however, it makes no difference to any of the above concerns previously made, as essentially, the outdoor drinking area in its entirety is what I am objecting to, and if any portion of this remains, I will never be happy with the application going ahead and being granted.



