

## ANNEX B



Ryedale District Council

28<sup>th</sup> May 2019

To Whom it may concern

Over the weekend we have become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

*Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

1. *The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
2. *The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
3. *The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00.*

We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

#### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72

dwellings. There is a pub in the village but no local shop with the nearest supermarket located in Malton

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ( ) actively promotes wedding functions with between 20 and 300 guests.

### **Detailed representations as per the Licensing Act 2003**

#### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

#### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children), Horse riders (Both adults and Children) and cyclists. Increased traffic (up to 300 guests) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane.

#### **3. The prevention of public nuisance**

Granting the proposed license is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village. (Please see attached

pictures) Due to the sites elevated position above the village it is expected noise will travel, especially as there is no screening)

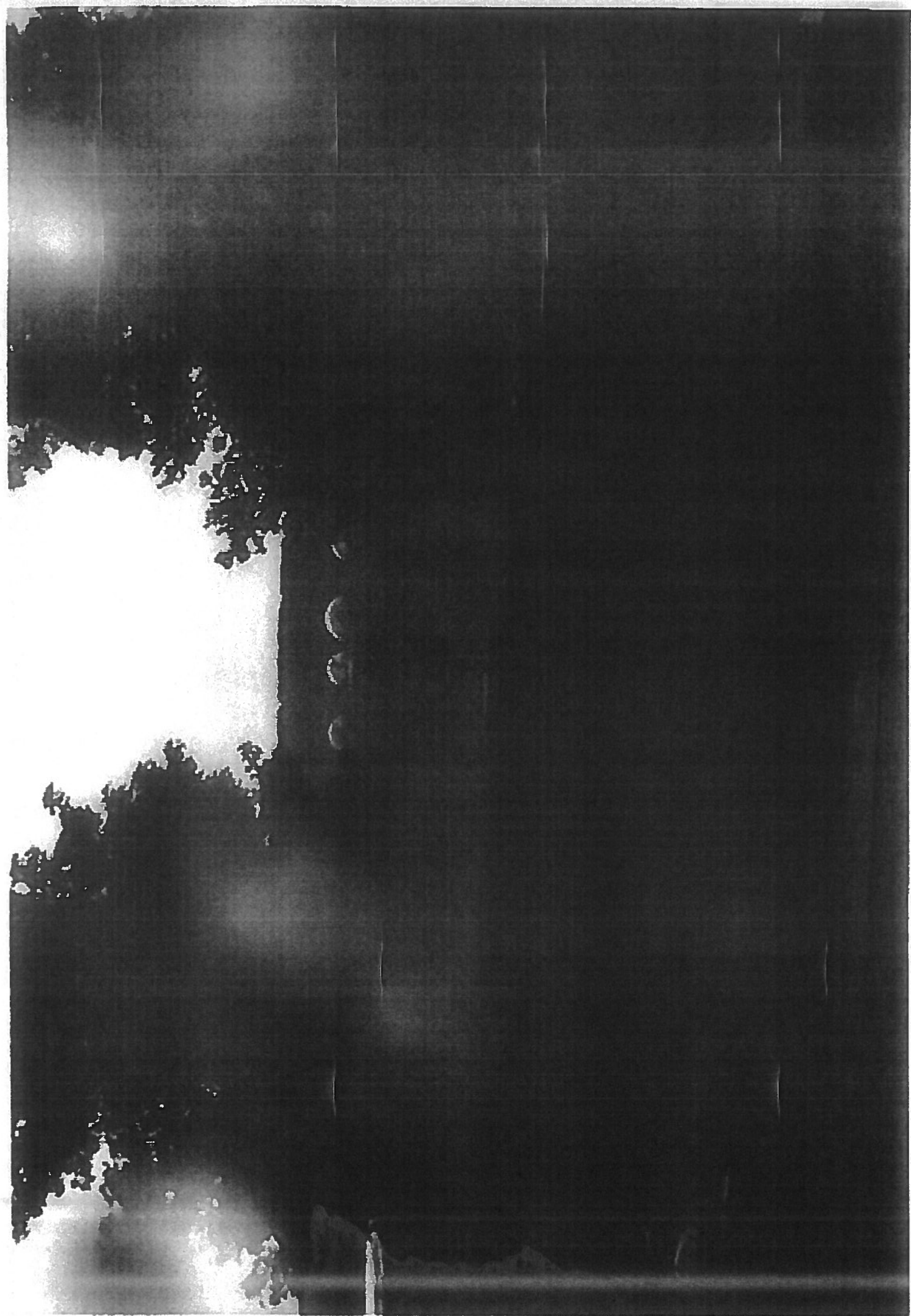
4. The protection of children from harm

As already mentioned the narrow, extremely steep lane is used frequently by walkers, cyclists and horse riders including children and the increased traffic could result in harm to children. Many of which are brought up in this local community chosen by their parents to allow them increased freedom in the rural setting, it's a lifestyle choice as parents we feel very strongly about. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours sincerely









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**Ronnie McClure**

From:  
Sent:  
To:  
Subject:

uk>

Thrusseendale Farm Acklam - URGENT

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Thrusseendale Farm Acklam - URGENT

Dear Mr McClure

I am writing to you as I have been approached by a number of residents of Acklam in regard to concerns about a commercial development within the village. 'The Private Hill' a camp site or glamping site owned by Mr. Roddy Hamilton received planning permission earlier this year to erect four geodesic domes/pods to accommodate up to four persons each plus one more dome to serve as a reception and on-site shop. This was unopposed as there is generally a positive view within this area that farmers and landowners need to diversify to survive economically. However, serious concerns have been raised in regard to Mr. Hamilton's website for The Private Hill which is advertising and taking bookings for weddings and other large functions to cater for up to 300 hundred people at a time. This is clearly intended to be a prominent part of their business model

Further investigation showed that Mr. Hamilton has applied to license his premises with this plan in mind in order to sell alcohol and play music until until 0000 hours on a regular basis. As Parish Chair I have not been informed of this proposal to radically change the conditions of the now approved planning application. Mr. Hamilton has not approached the Parish Meeting, or to my knowledge, any residents of the village to consult on the matter. There has been no consideration given to the impact this would have on this tiny village. In the main cluster of houses there are approximately 100 residents and another 50 or so in the outlying farms. To have the population treble on a regular basis with all the noise, traffic and disruption to the quiet peace of the area is not only practically untenable, it threatens the quality of life of everyone else in the area..

All the roads in and out of the village are single lane, steep and difficult to negotiate. Thrusseendale lane itself which accesses the site, is extremely steep, and quite treacherous in anything but the best driving conditions. As the steepest road in this part of the Wolds it attracts cyclists from all over the UK. This road cannot support the kind of pressured access to a venue that the advertised business is suggesting. The website even encourages wedding planners to consider using a 'vintage bus' to bring guests to the site. In recent years there have been several accidents and incidents involving large (modern) vehicles that have been unable to maintain control on the hill.

The owners of the site are relative newcomers to the area but they have been supported by the village in their enterprises so far, however, the idea of their small site within this quiet village becoming a commercial venue for large and noisy functions, in my view is a step too far. No consultation or impact assessment has been made in regard to the disruption on the roads or the noise and nuisance it would cause. The site is called The Private Hill and clearly 'privacy' is being sold as its U.S.P. but the consequences of this business being granted a licence for the purposes described on its website would severely damage the privacy and peace of the rest of the residents of Acklam.

I know the Parish Meeting is not consulted in regard to Temporary Event Notices but I am perturbed as to why I haven't been notified of this application which is nearing the deadline for objections and representations. For this reason I am requesting either an extension to this period in order to allow residents to consider this matter properly and for Mr. Hamilton to consult with his fellow residents. Failing that, as Parish Chair I am formally requesting that the application for a license be refused at this point as it is not in keeping with the terms and conditions on which the change of use planning application was made.

The Private Hill Website can be seen via this link:  
<https://www.theprivatehill.co.uk/>

On behalf of the residents I appreciate your help in looking into this matter and look forward to your response.

**Chair Acklam Parish Meeting**

Ryedale District Council

28<sup>th</sup> May 2019

Dear Mr McClure

We have today become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

*Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

- 1. The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 2. The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 3. The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00.*

We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

#### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72

dwelling. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ( ) actively promotes wedding functions with between 20 and 300 guests.

### **Detailed representations as per the Licensing Act 2003**

#### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

#### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children) and cyclists.

The volume of traffic, which is likely to be made up of heavy commercial vehicles involved in the set up and dismantling of events, together with the associated traffic of guests (up to 300) attending and leaving events is likely to cause considerable public nuisance and will increase the risk of road traffic incidents and damage occurring on this single track lane.

#### **3. The prevention of public nuisance**

Granting the proposed license is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves until the early hours can be controlled in such a way that there will be no

impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village of Acklam and the neighbouring village of Leavening.

4. The protection of children from harm

As already mentioned the narrow steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours sincerely



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4. The protection of children from harm

As already mentioned the narrow, steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

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As already mentioned the narrow, steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours sincerely



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**Ronnie McClure**

From: com>  
Sent: 28 May 2019 15:11  
To: Ronnie McClure  
Subject: THE PRIVATE HILL THRUSSENDALE FARM, ACKLAM.

Dear Mr McClure,

We have just returned from holiday and have been notified of the licensing application for the above.  
We wish to make a formal representation objecting to the granting of a premises license at the above.  
This objection is made within the timescale as advertised.

The development and proposal is for a venue for private functions at the farm for parties of up to 300 guests during which time alcohol will be served from noon until midnight. Also which most disconcerting disco type music will be played during these hours.

The access roads are narrow, carrying farming traffic, horse riders, walkers with dogs and the villagers cars. Safety could be comprised.

Granting of the proposed license will in all probability lead to noise and light pollution.

Acklam village enjoys peace and tranquillity 7 days and nights every week.

We hope our objection will be processed and that the license will not be granted.

Yours sincerely,

Acklam).





Ryedale District Council

28<sup>th</sup> May 2019

Dear Mr R McClure

We have today become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

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### **Detailed representations as per the Licensing Act 2003**

#### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

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Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours sincerely



Mr Ronnie McClure  
Ryedale District Council  
Licensing Department  
Ryedale House  
Old Malton Road  
Malton  
YO17 7ZG

Dear Mr. McClure,

We have recently been made aware of a licensing application from Mr. Roddy Hamilton, "The Private Hill", Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which from your website are -

*"Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

1. *The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
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3. *The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00."*

We wish to make a formal objection to the granting of a premises license for the purpose as outlined above. We note that this submission is made within the timescale specified to raise any such objections.

It is our understanding that Under the Licensing Act 2003, any objection must be relevant to at least one of the following four licensing objectives: -

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

We will highlight concerns that we feel are relevant to each and every one of these categories.

## Background

Following the approval of planning permission to establish a glamping business at the end of last year, five geodesic dome structures have now been erected on "The Private Hill" at Thrussendale Farm. Four of these domes each sleep two adults and two/three children and are available for booking throughout the year with the fifth being used as a reception unit and farm shop.

It is our suggestion that the licensing application as detailed above has been submitted to support a future development on this site of a wedding reception business that the applicant is already actively promoting. The details of this may be found on the applicant's website <https://www.thepriatehill.co.uk/wedding-receptions>.

This link leads to pages that state -

"At the moment we cannot use The Private Hill for your marriage ceremony but who knows, we may soon have a licence for that too.

Instead, why not hold your ceremony somewhere close by and then come to The Hill on a private vintage double-decker bus together with your Guests. Or a tractor and trailer if you prefer.....!

The Private Hill will amaze and impress your guests from the moment they turn off our small lane. *(This is Thrussendale Road, an adopted council maintained highway)*

Forget about planning, organisation and the drudgery of detail - leave all of that up to us.

Whether you want a marquee or a lined barn, a 'live' band or a DJ, the finest foods cooked by world-class cooks or something entirely different.

Tell us what you want and we will make it all happen.

From 20 - 300 Guests with fabulous accommodation in our new Geodesic Domes available too."

## Representations as per the Licensing Act 2003 -

### 1. The Prevention of crime and disorder

The village of Acklam is a small rural community, which historically enjoys low levels of crime and disorder. There is a quiet pub in the village, which is open during the evenings (except Tuesday) and all day on Sunday. As far as we are aware, to date, there are no recorded disorder incidents arising from the consumption of alcohol on this site.

This license application makes it clear that alcohol may be supplied between the hours of 12:00 and 22:00 hours (potentially) on every day of the year and at pre-arranged events until 00:00 hours. From the above wedding reception business information profile, these "pre-arranged events" could be for anything up to three hundred people. We are concerned that with this many people enjoying a celebration in which alcohol is

available there could well be a rise in unruly behaviour and possible disorder offences in the locality.

In addition, we are concerned that the current lack of overnight accommodation facilities for up to three hundred people at the conclusion of a wedding reception, there could well be an outpouring of guests at midnight, who, given the geographically remote location of the venue and lack of readily available public transport, could elect to risk driving their vehicles away from the venue whilst being under the influence of alcohol.

## **2. Public safety**

Thrussendale Farm is situated within a working agricultural area. It is accessed by a narrow, steep single-track lane (Thrussendale Road), which has no street lighting. Often vehicles have to use the grass verges when faced with oncoming cars, heavy goods vehicles and farm traffic often towing trailers. This frequently results in mud being spread onto the road, which brings additional risks to the numerous cyclists that also use the lane, often at some speed on the descent. The overall condition and maintenance of the road and passing places is inadequate even for the current traffic that uses it. This problem is likely to be compounded significantly by any commercial vehicles that attend the site in order to facilitate larger functions, potentially including a "vintage double-decker bus".

This lane remains un-gritted in Winter and frequently becomes temporarily impassable from as early as mid-November when temperatures start to fall. The licensing application runs for the full year round, suggesting that the wedding reception business we believe that it will underpin could be also be open throughout the year. Upon this basis, we would wish to raise concerns about the ability of emergency vehicles to consistently access the site if there were inclement weather conditions. We would assume that emergency vehicle access would need to be seriously considered should our suggestion that this license application is being submitted in support of a potentially busy wedding reception venue be borne out?

We personally use this lane daily to walk our dogs along with our toddler. In addition, our daughter uses the lane regularly to ride her horse. We cannot help but be concerned that the inevitable increased traffic on the lane conveying up-to three-hundred guests to-and-from the venue is likely to increase the risk of road traffic incidents occurring on this single track lane.

## **3. The prevention of public nuisance**

Given the proposed venture that we believe that the granting of a license is designed to support, it is highly likely that there will be an increase in non-agricultural noise pollution throughout the day-and-night. It is unrealistic to assume that the noise of up to three hundred guests enjoying themselves at a wedding function in which "live bands or DJs" are playing music can be controlled in any way such that there will be no impact on the local community. Furthermore the elevated location of the site with no natural barrier

to sound transmission will mean that noise created by any entertainment will travel and be heard within the villages surrounding the venue.

Under the terms of the licence application likely underpinning a busy wedding reception business, there will be unacceptably high levels of unscreened light pollution, which will wash out the starlight in the night sky, having a detrimental impact upon the night time view of many properties in the village of Acklam below the venue

As noted above, the remote location of the venue and limited access to public transport could potentially result in wedding reception guests staying overnight at the venue, which would inevitably lead to further noise overnight and into the following morning.

Overall, we can see no measureable benefit to the local community of Acklam if this application is approved; indeed it is likely to have a detrimental effect upon the residents quality of life along with the holiday cottage businesses in the area whose clients typically want a quiet weekend country break.

#### **4. The protection of children from harm**

As already mentioned above, the lane used to access the venue is frequently used by our family and many other walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the license is being considered is a working farm. The imbibing of alcohol for the periods specified in the license application could potentially impair decisions and put children at risk of harm.

In summary, as outlined above, we believe that the granting of a premises license to Mr. Hamilton for use on his "Private Hill" venue is likely to lead to significant disruption to the local community. In addition, we have concerns that it will potentially increase the risks of crime and disorder, have a detrimental effect upon public safety, represent a significant public nuisance and could potential result in harm to children. For these reasons, we would respectfully request that the Ryedale licensing department refuse this application.

Yours sincerely



Ryedale District Council

28th May 2019

To Whom it may concern

Over the weekend we have become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

*Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

- 1. The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 2. The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 3. The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00.*

We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds.

According to the 2011 census the village had a population of 168 with 72 dwellings. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ([www.theprivatehill.co.uk](http://www.theprivatehill.co.uk)) actively promotes wedding functions with between 20 and 300 guests.

### **Detailed representations as per the Licensing Act 2003**

## **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

## **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road.

Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children), Horse riders (Both adults and Children) and cyclists. As a horse rider myself in the village for over 17 yrs, it is already dangerous

at times, due to the roads all being single track, making it difficult for vehicles to pass. This would become even more dangerous at busy times (ie a wedding) and drivers potentially, not being used to county lanes. Increased traffic (up to 300 guests) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane.

### **3 The prevention of public nuisance**

Granting the proposed license is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village. (Please see attached pictures) Due to the sites elevated position above the village it is expected noise will travel, especially as there is no screening)

### **4 The protection of children from harm**

As already mentioned the narrow, extremely steep lane is used frequently by walkers, cyclists and horse riders including children and the increased traffic could result in harm to children. Many of which are brought up in this local community chosen by their parents to allow them increased freedom in the rural setting, it's a lifestyle choice as parents we feel very strongly about.

Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder. We live in this village because we enjoy the peaceful country life, we do not wish this to be spoilt.

Yours sincerely



29<sup>TH</sup> May 2019

Dear Sir/Madam,

I am writing to you in response to a licensing application being made by Mr Roddy Hamilton of The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 8RG.

The details of the application are set out below:

3. Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG

Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows.

1. The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.
2. The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours
3. The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00.

A record of this application may be inspected within the Ryedale District Council Register kept at the address shown below.

Representations must be made in writing to Ryedale District Council, Licensing Department, Ryedale House, Old Malton Road, Malton YO17 7ZG by 29 May 2019.

In response to this proposed application, we wish to make a formal representation objecting to the granting of a Premise License for The Private Hill.

Please note, I am writing this representation on 28<sup>th</sup> May 2019, within the specified timescale, despite only initially hearing about this proposal on 27<sup>th</sup> May 2019 at around 10:30pm.

Under the Licensing Act 2003, all representations must be relevant to at least one of the following licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Please see below for the details relating to each of the above points and details relating to Acklam village.

Acklam is a very rural village situated within the Yorkshire Wolds, 6.9 miles out of Malton Town centre, and 15 miles out of York City centre (route depending). According to the 2011 census, Acklam had a population of 168 with a total of 72 dwellings in the Parish.

There is one pub at the bottom of the village which is open from 5pm-11pm Tuesday to Friday, 12pm-12am Saturday, 12pm-8pm Sunday, and closed all day Monday. There are no shops within Acklam, with the nearest grocery store located in Malton.

The Private Hill have already attained planning permission to establish a glamping business, and therefore, geodesic dome structures have been built on top of the hill. These are very visible from the lane outside of the village and are already taking away some of the natural beauty of Acklam and the surrounding areas.

Additionally, Private Hill is being actively promoted as a wedding venue for up to 300 people (<https://www.theprivatehill.co.uk/wedding-receptions>). Although I fully understand the need for farms to diversify in order to remain profitable, and the addition of jobs in the area is obviously a positive step, I feel the opinions and feelings of Acklam's residents have not been taken into account.

This Licensing Application has been open for consultation from 1<sup>st</sup> May 2019, however, few residents have been made aware until the 27<sup>th</sup> May 2019, 2 days before the application closes. It appears Mr Hamilton has fulfilled his legal requirement by posting an A4 notice outside of his home on a gatepost, it is very difficult to notice. Myself and my partner were walking up the hill on the 26<sup>th</sup> of May (before hearing about these plans), and we did not see the notice.

Mr Hamilton also chose to not bring these plans to the attention of Acklam Parish Council, as is encouraged in Section 17.1 of the Ryedale Licensing Policy 2019, and no notice was posted in the Village which would have been a far more effective method of notifying the residents.

As a result of these plans, I have serious concerns about the impact upon the village that granting this License would have. As I unfortunately only initially heard about these plans on



27<sup>th</sup> May 2019 at around 10:30pm, I have been unable to contact Mr Hamilton and speak with him directly.

Please see below my response to the licensing objectives set out above:

**1. The prevention of crime and disorder**

As Acklam is a very rural village with a strong sense of community, there is very little, if any, crime and disorder. We have lived in the village for almost two years and in that time have heard no shouting, arguments or loud music, and no instances of crime that we are aware of.

The licensing application clearly states that alcohol will be supplied between the hours of 12pm and 10pm, with this extending to 12am at pre-arranged functions and events. With a maximum of 300 people consuming alcohol for up to 12 hours, there will obviously be an increased risk of intoxication and public order issues relating to excess alcohol.

An additional note would be the excess noise that comes with a wedding reception: live music/DJ, up to 300 people, as well as the noise from the excess traffic. Wedding receptions, which are being advertised by The Private Hill, are a celebration and it would be unfair to ask the guests to keep noise to a minimum.

As Acklam is so rural there is no public transport available, and taxi fares can be very expensive. This could lead to an increase in drink driving with the perception from guests that they won't be caught due to the lack of police presence and CCTV cameras in the village.

Additionally, the expectations from the business owners, that allowing up to 300 people onto the property and into the local area to allow the consumption of alcohol, whilst maintaining public decency, low levels of noise and disruption are completely unreasonable.

Having worked to secure venues conducting wedding receptions I can absolutely advise that these events typically get out of hand, especially for a limited amount of staff, across a large area, with literally no security. The business owners cannot expect to be able to police this amount of people themselves, they cannot reasonably expect to be able to intervene or diffuse any situations of disorder, and the nearest stationary police presence is 7 miles away.

Whilst the licence covers the consumption of alcohol until midnight, I am doubtful as to whether the business owners have ever attempted to close a venue and restrict alcohol consumption, at a celebration, once around 300 people have been drinking, potentially since midday. This is nigh impossible. The idea that they will be able to restrict and

control a large crowd across the parish area is ridiculous, especially as I don't believe any consideration has been made to securing the local area from drunk and disorderly behaviour.

For many of the people attending these events, Acklam is not their home, they may not have the same consideration for the local area as residents of the village do, which could cause an increase in alcohol fuelled vandalism, damage and general misbehaviour.

Lastly, it can be safe to assume that the risk of consumption of narcotics will rise along with the introduction of a licensed wedding venue. Whilst most members of the public may not indulge in the use of illegal substances, there has been a rise of such use in the areas surrounding Acklam village, which as of yet has been untouched by such substance misuse. However, bringing this kind of venue to Acklam will surely attract these issues along with it. As an experienced security professional, I would advise that there is absolutely no way that the business owners can prevent this from happening. There has been no mention of any preventative measures, no search policy or vetting of the individuals attending the celebrations. Whilst this risk is low, it is definitely still a risk, and not one I am willing to allow into the local area.

## **2. Public Safety**

The Private Hill would be accessed by a very steep (20%) and narrow one-track lane (Thrussendale Road). More often than not, vehicles are forced to use the grass verges to avoid collision with vehicles coming the other way. When there is a HGV vehicle or large tractors, this can often become very tight to get two vehicles past. There are existing passing places, but they are not adequate for the size of some of the vehicles. Collisions could potentially become more frequent with more people using the lane to access the venue, and commercial vehicles using the lane to provide deliveries for the event.

When locals use this lane, we drive with added caution, however, we cannot assume that guests who are driving to the event would take the same caution as they are not aware of the area. Most of the roads out of Acklam are single track lanes, and we regularly witness people driving at speed along these lanes and not exercising proper caution, so why would this road be any different?

Additionally, Thrussendale Road stands between 450ft and 720ft above sea level. The road is not gritted by the Council during winter and often becomes impassable from as early as November through to April depending on the weather that year. For example, during the 'Beast from the East' Acklam was cut off for 5 days and Thrussendale Road was inaccessible until the snow and ice had melted away.

Thrussendale Road is also used by walkers with dogs and children, as well as cyclists. As there would be an increased amount of traffic with up to 300 guests accessing the venue, with few safe passing places, it is likely that road traffic accidents would increase. There are no street lights along Thrussendale Road (or throughout Acklam Village itself), meaning the safety of walkers and cyclists would be at risk.

To my knowledge, no traffic mitigation plans have been suggested by Mr Hamilton. The use of Private Hill as a wedding venue for up to 300 guests would lead to increased traffic through the village as Google Maps directs people from York to travel directly through the village and then up the steep and narrow Thrussendale Road.

The street through the village is unlit, narrow with parked cars outside their homes, with no footpath (with the exception of the outside of Main Street).

As there is very little accommodation offered by Private Hill, it is reasonable to assume that guests will be using the narrow, unlit roads to travel to and from the venue in cars, taxis and possibly coaches. However, it is unlikely that a coach will be able to manoeuvre the narrow lanes and tight corners. This volume of vehicles will also increase the pollution levels in the village.

The licensing hours also indicate that people will be driving through the village after midnight, causing further noise for the residents and endangering the wildlife in the area who come out late at night therefore resulting in increased roadkill. 2 Badger carcasses have been found within the last 6 months on Thrussendale Road. We also regularly stop for animals in the roads leading into Acklam including badgers, foxes, rabbits, and deer.

An additional point is that The Private Hill is located on a working Farm (<https://www.thrussendalefarm.com/>). All farms vary somewhat, but it is not unreasonable to assume that there will farm machinery (tractors, trailers, etc) working on the farm at all hours, especially during calving season. Thrussendale farm Bulls and Heifers all year round meaning it is likely that the fields surrounding the farm will contain bulls and heifers and sometimes calves.

Unless all event guests are being permanently monitored, it is likely that guests, especially under the influence of alcohol and possibly other substances, will wander around the farm given the opportunity.

I also strongly believe it is also unfair to impose the noise from the music and excess people on the animals who are used to pretty much silence.

Whilst many of the guests may be considerate and well behaved, there is no way for the limited members of staff to keep control of up to 300 individuals all of the time across an active farming establishment. Some of these guests, once under the influence of alcohol and their peers may be unruly, which in the presence of large and

dangerous farm animals (namely bulls) as well as a number of dogs in the local area, is extremely dangerous.

As someone who was raised on a farm, I understand the dangers of farms: loose animals, farm machinery, slurry pits etc, however many of the guests may not have ever been present on an active farm before. This combined with alcohol encouraged confidence and curiosity could be a recipe for extreme danger. The machinery used in farming, as well as the animals, can be the cause of critical injuries and even death.

Whilst I have no doubt the expectation of the business owners is that the weddings will be kept completely separately from the farm, I am resolute that there is no way they will be able to monitor all guests at all times, in order to ensure everyone's safety. And should they be monitoring them, should a guest attempt to access an area they shouldn't, how do they propose to stop them? People under the influence of alcohol have a lessened likelihood to listen to reason and warnings.

My concerns to public safety spill over into the village itself, which is only a couple of hundred meters down the road. People not from the local area are likely to explore, leading them into contact with many of the local residents, who, myself included, do not want to have to deal with up to 300 intoxicated guests in the village at any one time. The village itself is very small and as the local area is typically silent, especially at night, any disruptions or shouting will be heard throughout the village.

There is no lighting in the village whatsoever, causing it to be practically impossible to identify anyone without face to face contact. There is no CCTV at all on a street level, and as such bringing a large amount of unvetted, and unmonitored intoxicated individuals into the village is extremely unwise.

Essentially, any criminal activity, or anything leading to injury, would be impossible to trace back to the cause. Whilst the guests at the weddings would likely not all be such unsavoury individuals, absolutely no guarantee can be given to ensure they will not be, and the related risks associated with this will rise.

### **3. The prevention of Public Nuisance**

As it has been publicised that the venue is to hold a maximum of 300 guests, it is unreasonable to assume that this will not cause any noise disturbance from the music (live band or DJ) and the noise from the conversation, shouting etc from people at the event. It is unrealistic to ask 300 wedding guests to monitor their noise levels. Due to the raised level of the venue above the village, the noise from the event will likely travel down the hill into Acklam Village, therefore, disrupting the afternoons and evenings of the residents.

Most people choose to live in Acklam because of how quiet and remote the area is. We aim to keep it that way.

#### **4. The protection of children from harm**

As previously mentioned, Thrussendale Road is frequently used by walkers with children. The increased traffic from the guests could potentially result in harm to children.

Also, as previously mentioned, the site is a working farm. It is unreasonable to assume that children who are guests at an event will not wander away from their parents or guardians when at a private event.

The availability of alcohol could also impair decision making and put children at risk.

I also believe that there have been very little environmental considerations made. The environmental survey which was completed before the building of the glamping domes was carried out on the knowledge that the domes each house up to four people (2 Adults and 2 Children). The Licensing Application which has been submitted suggests there may be a maximum of 300 people on the site. This is a massive variation in numbers. As a result, I want this to be revisited and a new conclusion given.

Mr Hamilton's environmental survey identifies several protected species within 2km and 3 North Yorkshire sites of importance for Nature Conservation (SINC). Wold Ecology Ltd, who assessed the area, concluded that 'Sites will not be impacted on due to the small-scale nature of the proposed development'. With the Private Hill site now planning to host up to 300 people all at one time, a question has to be raised over the validity of this conclusion.

A further consideration I don't believe has yet been mentioned is how exactly Mr and Mrs Hamilton intend to be able to limit the consumption of alcohol to purely their premises. Are they going to be supplying this alcohol in glass, or plastic glasses? Glass would lead to broken glass and the possible injury of: guests, residents, the dogs that residents walk past the venue, and farm animals. On the other hand, plastic glasses will be dropped and discarded by guests, they will blow around in the wind and could end up a long distance from the intended venue. Should that be the case it will impact the local area's ecology, environment, and picturesque visage. How would Mr Hamilton propose to clean up these plastic glasses. If some are to blow into resident's gardens, is Mr Hamilton going to come and clean them up?

A further aspect which should be up for consideration is the affect the venue will have on house prices in the area. Currently, house prices in Acklam are fairly high. This could be attributed to the location, the peacefulness and the size of the village leading to a more relaxed and quiet life. Having a wedding venue a stone's throw away will likely discourage potential buyers from buying a house as they are not guaranteed the tranquillity of living in a small village.

In conclusion, I feel this proposal has been very underhanded. Mr Hamilton chose not to advertise the proposal of a wedding venue in a more public place (pinboard outside of the Acklam Village Hall) where it would be easily accessible for all residents. If we knew about it, it would have been easier to communicate with Mr Hamilton about the plans.

Also, the fact that the environmental survey determined the proposed site to have no impact due to the 'small-scale nature of the proposed development' is now incorrect as the 'small-scale nature' has grown to up to 300 people on the site (not including staff at the event). That is no longer 'small-scale'.

Granting a premise license for the Private Hill will definitely result in disruption to the local community through increased traffic, noise and light pollution, danger on the roads and the people exhibiting drunken behaviour, therefore, disrupting our tranquil and safe village. As I have said before, people chose to live in Acklam because of the peace and quiet we are lucky enough to get every day. To allow a large wedding venue will take that tranquillity away from the current residents.

Thank you for your time.

Yours faithfully,

Ryedale District Council

28<sup>th</sup> May 2019

To Whom it may concern

Over the weekend we have become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

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We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

#### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72



dwelling. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ( ) actively promotes wedding functions with between 20 and 300 guests.

### **Detailed representations as per the Licensing Act 2003**

#### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

#### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

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As already mentioned the narrow extremely steep lane is used frequently by walkers cyclists and horse riders including children and the increased traffic could result in harm to children. Many of which are brought up in this local community chosen by their parents to allow them increased freedom in the rural setting, it's a lifestyle choice as parents we feel very strongly about. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours sincerely



28 May 2017

Ryedale District Council  
Ryedale House,  
Old Malton Rd,  
Malton  
YO17 7HH

For the attention of Ronnie McClure

Dear Sirs

I have today become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG.

I wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm

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## Detailed representations as per the Licensing Act 2003

### 1. The Prevention of crime and disorder

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The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

### 2. Public safety

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGVs, farm tractors and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions and for the increase in the volume of cars of the people attending functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children) and cyclists. Increased traffic (up to 300 guests) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane.

### 3. The prevention of public nuisance

Granting the proposed license is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village.

### 4. The protection of children from harm

As already mentioned the narrow, steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

I believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

I would also bring to your attention that on 24 September 2017, Roddy Hamilton made the same comments as set out above in an objection to a Planning Application 17/01042/FUL made by his neighbours at Manor Farm, Thrussendale Farm, Acklam.

Yours faithfully



27 May 2019

Ryedale District Council

Attention: Mr Ronnie McLure

Dear Mr McLure,

**Thrussendale Farm, Acklam, YO17 9RG**

I am aware of a licencing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

*Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

1. *The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
2. *The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours*
3. *The premises will be open to the public each day between 10 00 and 19:00 hours. At pre-arranged private events/functions until 00:00."*

I wish to make a formal representation objecting to the granting of a premises licence. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licencing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

**Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72

dwelling. There is a pub in the village but no local shop with the nearest supermarket located in Malton. The village is populated largely either by people who run or are employed on the local farms, or retired people.

Following the approval of planning permission to establish a "glamping" business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ( ) actively promotes wedding functions with between 20 and 300 guests.

### **Detailed representations as per the Licensing Act 2003**

#### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that I am aware of.

The licence application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

#### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children) and cyclists. Increased traffic (up to 300 guests) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane.

#### **3. The prevention of public nuisance**

Granting the proposed licence is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village.



4. The protection of children from harm

As already mentioned the narrow steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the licence is being considered is a working farm. The availability of alcohol for the periods specified in the licence application could impair decisions and put children at risk of harm.

I would also point out that these lanes do not offer scope for parking, and that, in my opinion, unless guest's vehicles can be completely accommodated ON Thrussendale Farm, access and blockage issues are likely to arise.

Finally, I consider that the granting of a premises licence for the Private Hill is likely to lead to significant disruption to the local community through increased traffic movements and parking, noise and light pollution and risk of disorder.

Yours sincerely



**Ronnie McClure**

From:  
Sent:  
To:  
Subject:

ok|com>

Dear Mr McClure,

Thank you for your advice.

Further to our previous correspondence, we would like to refer to the licensing objective re public safety.

Thrussendale Road is the steepest hill in the Yorkshire Wolds @ 20%, extremely narrow, and bordering on popular walks e.g. Chalkland Way.

For these reasons, any increase in traffic would be undesirable and potentially dangerous.

On 28/05/2019 15:46, Ronnie McClure wrote:

Dear Mr & Mrs Burt,

Thank you for your email. In order for a relevant presentation to be made, the person making the representation must make reference to any of the four licensing objectives and explain why in their opinion the licensing objectives are not being promoted by the applicant, you cannot simply say you are agreeing with another person's submission. Please note you are more than welcome to submit such a representation but as stated above it must relate to the licensing objectives as Mr Hesters letter does, the closing date for submissions is tomorrow. Please feel free to contact me if you want to discuss the matter, contact detail below.

Regards

Ronnie McClure  
Environmental Health Officer

Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

Tel: 01653 600666 Ext 250

E mail: [ronnie.mcclure@ryedale.gov.uk](mailto:ronnie.mcclure@ryedale.gov.uk)

[www.ryedale.gov.uk](http://www.ryedale.gov.uk)

Twitter: <http://twitter.com/RyedaleDC> | YouTube Channel:

<http://www.youtube.com/user/ryedaledc>

Facebook: <http://www.facebook.com/RyedaleDC> | Flickr:

<http://www.flickr.com/photos/ryedaledc>

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F  
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[redacted]

To: Ronnie McClure <ronnie.mcclure@ryedale.gov.uk>  
Subject: Representation

Dear Mr McClure

This is our formal Representation supporting other representations you have received from Acklam villagers regarding the alcohol and music license for Roddy Hamilton at Thrussendale Farm.

We totally endorse all issues brought to your attention in Rob and Andrea Hester's letter. They are all very valid points.

In addition, you should know that badgers and rabbits are regularly seen on Thrussendale Road, their survival will be sadly curtailed by an increase in traffic. Also the village pub, already working hard to keep it's clientele, would benefit from visitors to the village, not by another licensed establishment.

Acklam is a peaceful Wolds village, the last thing it needs is somewhere with 7 days a week alcohol and music license.

Yours faithfully



Access your council services online 24 hours a day, 7 days a week at [www.ryedale.gov.uk](http://www.ryedale.gov.uk)

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As a public body the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

**Ronnie McClure**

From:  
Sent:  
To:  
Cc:  
Subject:

Ryedale District Council

28th May 2019

Dear Sir/Ma'am,

We have today become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

*Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

- 1. The supply of alcohol each day between 12.00 and 22.00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 2. The provision of recorded music each day between 12.00 and 22.00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 3. The premises will be open to the public each day between 10.00 and 19:00 hours. At pre-arranged private events/functions until 00.00.*

We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

#### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72 dwellings. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ([www.theprivatehill.co.uk](http://www.theprivatehill.co.uk)) actively promotes wedding functions with between 20 and 300 guests. The licensing application requests music and alcohol until 00.00.

Although the Licensing application has been open for consultation from 1 May 19, few villagers in Acklam were aware of it until 27 May 19, 2 days before it closes. Mr Hamilton has fulfilled his legal requirement by posting an A4 notice outside on a gatepost outside his property, but it is very difficult to see whilst driving or walking past, unless seen very

close up. Please see attached photo. Mr Hamilton did not inform or consult the Acklam Parish Council as encouraged in section 17.1 of the Ryedale Licensing Policy 2019. No notice was posted in the village.

We have concerns about the impact of this License upon the village of Acklam and surrounds and have not been able to discuss them with Mr Hamilton in a timely manner. Our representations are as follows

#### Detailed representations as per the Licensing Act 2003

##### **The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application at Thrussendale Farm makes it clear that alcohol will be supplied between the hours of 12.00 and 22.00 hours every day and pre-arranged events until 00.00 hours. Clearly, with events of up to 300 people drinking alcohol, there is an increased risk of public intoxication and consequent public order issues. Additionally, Acklam is a remote village with very limited access and accommodation. With a perception that there are few police officers on duty locally, there is an increased risk of drivers under the influence of alcohol with impaired driving ability.

'The Private Hill' is actively promoting and advertising wedding parties for up to 300 people per night. The infrastructure in Acklam (including access/ security/ policing) cannot safely support these numbers. Our public house is a small enterprise which serves the local community very well. We therefore currently require very little police presence in the village. Our support for the glamping business was based upon the premise that small-scale tourism would benefit the village (including our pub). The proposal for late-night licensing at Thrussendale Farm fundamentally contradicts this understanding.

##### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often, vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, spreading mud on the road. Existing passing places are inadequate for the lane. This problem will be compounded by commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children) and cyclists. Increased traffic (up to 300 guests and support staff) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane, especially as there are no pavements or street lighting.

No traffic mitigation plans have been communicated by Mr Hamilton to the residents of Acklam village. Indeed, in his objection to a planning proposal for a modest enterprise at Manor Farm in 2017, Mr Hamilton identified identical issues regarding Thrussendale Road and was wholly against them. To our knowledge, no factors have changed since then, so Mr Hamilton's volte face is puzzling.

There is significant concern about the potential increase in traffic through the village; Sat Nav systems direct travellers from York to travel through the village in order to reach Thrussendale Road. The village street is narrow, has virtually no pavement, has no street lighting, is dependent on street parking and is residential. Given the limited local accommodation, it is reasonable to assume that there will be a substantial increase in traffic, with associated pollution. The proposed licensing hours will also encourage large volumes of traffic to travel through the village after midnight, further endangering public safety and increased disturbance.

##### **3. The prevention of public nuisance**

Granting the proposed license will increase noise pollution throughout the day and night, as well as light pollution at night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore, the location of the site means that noise created by any entertainment will travel the few hundred metres down the hill and will disturb people within the village during the weekend, when they have a reasonable expectation to enjoy some peace and quiet.

We have no issue with glamping guests enjoying themselves, or occasional larger events in a good cause (such as the 1 Jun 19 Black Tie charity ball being held at the farm). However, larger numbers of guests on a regular basis pose a threat to the peace and quiet of our village.

300 wedding guests on any night would be very disruptive to residents, three times the population of the village represents lots of traffic. As well as the disruption to local people, regular big celebrations would threaten the habitat of our treasured wildlife: barn owls, bats, badgers, foxes, hedgehogs, otters. Acklam is a very special place, our community actively encourages the conservation of protected species through ecologically sensitive policies and practices, in line with Ryedale Council's policy for the Wolds. A big increase in traffic, noise, light at night makes the sustainability of this ethos impracticable.

#### 4. The protection of children from harm

As already mentioned, the narrow, steep lane is used frequently by walkers including children, and the increased traffic could result in harm to children. Furthermore, the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm. We are very worried about drivers setting off the morning after celebrations, or after a long day of festivities. Without proper policing, it could be difficult for the venue to guarantee safety to residents.

We believe, very strongly, that the granting of a premises license for 'The Private Hill' is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of crime/disorder. We are particularly invested in safety for children in the village, having moved to Acklam with a view to finding a safe place to bring up children of our own.

There seems to be little or no environmental consideration in licensing applications; this is usually considered as part of the planning process beforehand. However, Mr Hamilton's environmental survey during planning was predicated upon the occupation of 4 glamping domes. His licensing application is of a totally different magnitude of human activity (late night parties of up to 300 people). We believe this should, therefore, be revisited. Mr Hamilton's own survey identifies several protected species within 2 Km and three North Yorkshire sites of importance for Nature Conservation (SINC). The frequent conclusion of the assessor, Wold Ecology Ltd, is that "sites will not be impacted on due to the small-scale nature of the proposed development".

We question whether this conclusion is still valid, given the proposed substantial increase in human activity. In addition to noise and light concerns affecting wildlife, there are concerns over traffic; 2 Badger carcasses have been discovered on the Thrussendale Rd within the past 6 months; there may not be a sett within the vicinity, but it is clearly rich in wildlife.

We look forward to further engagement to mitigate our concerns.

Yours faithfully





Ryedale District Council

28<sup>th</sup> May 2019

Dear R. McClure

We have today become aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

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3. *The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00*

We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

#### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72

dwelling. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 small dome structures have now been erected on the Private Hill at Thrussendale Farm. Each of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website ([www.privatehill.co.uk](http://www.privatehill.co.uk)) actively promotes wedding functions with between 20 and 300 guests.

### Detailed representations as per the Licensing Act 2003

#### 1. The Prevention of crime and disorder

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

#### 2. Public safety

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children) and cyclists. Increased traffic (up to 300 guests) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane.

#### 3. The prevention of public nuisance

Granting the proposed license is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village.

#### 4. The protection of children from harm

As already mentioned, the narrow, steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore, the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours sincerely



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**Ronnie McClure**

From:  
Sent:  
To:  
Cc:  
Subject

ik>

Thrussendale Acklam

Ryedale District Council,

We live opposite the development at Thrussendale Farm, Acklam and strongly oppose any further development at the site on the grounds of

- 1 increase of traffic on steep, blind narrow track lanes, which don't get gritted in winter.
- 2 Light pollution as we live opposite the site and can see it from our house and it is visible from miles away.
- 3 Noise pollution from extra traffic, people and entertainment on the site, and the noise will travel.
- 4 safety of the local inhabitants who walk, ride horses and drive as the roads are narrow.
- 5 destroying a quiet location .

Your Sincerely

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Pyedale District Council  
FAO: R. McClure

27<sup>th</sup> May 2019

Dear Sir / Madam

Today, I have been made aware of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

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- 2. The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 3. The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00.*

I would like to make a strong formal objection to the granting of a premises licence. This representation is made within the timescale specified.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72 dwellings. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website actively promotes wedding functions with between 20 and 300 guests.

#### Detailed representations as per the Licensing Act 2003

##### 1. The Prevention of crime and disorder

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The licence application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and at pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

Given that Acklam is some distance from Malton and Stamford Bridge, drink driving could become an issue.

##### 2. Public safety

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area, they will have no knowledge of potential dangers on this lane. There is a sharp, blind bend at the bottom of Thrussendale Road where locals know it is necessary to take extreme care. Ironically, I am aware of a near miss on this bend involving the applicant, Mr R. Hamilton, when he first moved into the village.

The lane itself is not in good condition and there are issues with poor drainage. The lane would have to be resurfaced if it were to be in constant use.

This lane is used frequently by walkers (with dogs and children), riders and cyclists. Increased traffic (up to 300 guests) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane.

It is not just Thrussendale Road that is narrow. The approach to Thrussendale Farm is along narrow, windy roads for some miles. In the event of an emergency, would emergency vehicles be



able to access the site? Also, a large number of visitors would greatly increase the risk of a fire in surrounding farm land

### 3. The prevention of public nuisance

Granting the proposed licence is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore, the location of the site means that noise created by any entertainment will travel and will be heard within the village

In an advertisement I read about camping at Thrussendale Farm last year, campers were asked to bring their own toilet facilities with them. Would there be sufficient toilet facilities for up to 300 guests or would a lack of provision lead to an inevitable "public nuisance"?

### 4. The protection of children from harm

As already mentioned, the narrow, steep lane is used frequently by walkers, including children, and the increased traffic could result in harm to children. Young riders also use this lane. Furthermore, the site for which the licence is being considered is a working farm. The availability of alcohol for the periods specified in the licence application could impair decisions and put children at risk of harm.

Finally, I believe that the granting of a premises licence for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Before closing this letter, I would like to add that at no time was I aware of a planning application at Thrussendale Farm. I intend to speak to the planning department about this. I am certain that if more local residents had been aware of a planning application, there would have been many objections. The so-called "pods", which are supposed to be hidden, are an eyesore for miles and have already had a significant negative impact on the community of Acklam.

Yours faithfully.



Ryedale District Council

28<sup>th</sup> May 2019

Dear Sirs

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### **Detailed representations as per the Licensing Act 2003**

#### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. These pre-arranged events could be for up to 300 people. This is likely to give rise to unruly behaviour and possible disorder offences.

#### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, often spreading mud on the road. Existing passing places are inadequate for the lane. This problem is likely to be compounded by the possible commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children), many cyclists use this lane as do horse riders.

The volume of traffic, which is likely to be made up of heavy commercial vehicles involved in the set up and dismantling of events, together with the associated traffic of guests (up to 300) attending and leaving events is likely to cause considerable public nuisance and will increase the risk of road traffic incidents and damage occurring on this single track lane.

#### **3. The prevention of public nuisance**

Granting the proposed license is likely to increase noise pollution throughout the day and night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves until the early hours can be controlled in such a way that there will be no impact on the local community. Furthermore the location of the site means that noise created by any entertainment will travel and will be heard within the village of Acklam and the neighbouring village of Leavening.

**4. The protection of children from harm**

As already mentioned the narrow, steep lane is used frequently by walkers including children and the increased traffic could result in harm to children. Furthermore the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm.

Finally, we believe that the granting of a premises license for the Private Hill is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of disorder.

Yours faithfully



**Ronnie McClure**

20

From:  
Sent:  
To:  
Subject:

Dear Sir,

I should like to endorse the submission of objection made by

Having owned a house in East Acklam for many years I should be very worried if there should be agreement to the setting up of such an organisation on the hill at Thrussendale. The roads are narrow and, because of the small amount of traffic, are reasonably safe. Were there to be events involving numbers of people I believe that traffic could become quite dangerous.

Acklam is a small and quiet village: residents can park on the road and the whole place has a calm and rural aspect. To set up a party venue in what would seem to many, including myself, to be an extremely unsuitable venue, would seem totally inappropriate. Please feel free to make contact with me if you feel I can contribute anything to the conversations regarding this application.

Yours faithfully

Sent from Mail for Windows 10





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**Ronnie McClure**

From:  
Sent:  
To:  
Cc:  
Subject:

Ryedale District Council.  
Bradburn

q

29th May 2019

Dear Sir

We became aware yesterday of a licensing application in respect of Roddy Hamilton, The Private Hill, Thrussendale Farm, Thrussendale Road, Acklam, Malton, YO17 9RG, the details of which are set out below.

*Application has been made on 1 May 2019 for a Premises Licence under the above Act at the above premises as follows:*

- 1. The supply of alcohol each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 2. The provision of recorded music each day between 12:00 and 22:00 hours. At pre-arranged private events/functions until 00:00 hours.*
- 3. The premises will be open to the public each day between 10:00 and 19:00 hours. At pre-arranged private events/functions until 00:00.*

We wish to make a formal representation objecting to the granting of a premises license. This representation is made within the timescale specified.

We are frequent visitors to Acklam as our daughter and son-in-law live in the village. We often visit to collect or deliver their dog or to look after him when they are at work and enjoy walking around the village and its environs.

Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

Details are set out below.

#### **Background**

Thrussendale Farm is situated on the edge of the rural village of Acklam, Malton. The village is located 12 miles north east of York and 6 miles south of Malton, on the edge of the Yorkshire Wolds. According to the 2011 census the village had a population of 168 with 72 dwellings. There is a pub in the village but no local shop with the nearest supermarket located in Malton.

Following the approval of planning permission to establish a glamping business, 5 geodesic dome structures have now been erected on the Private Hill at Thrussendale Farm. Four of the domes each sleep two adults and two/three children and are available for booking throughout the year. In addition, the Private Hill website (<https://protect-eu.mimecast.com/s/onsQCmQzjHPqWkuGiPZN?domain=theprivatehill.co.uk>) actively promotes wedding functions with between 20 and 300 guests. The licensing application requests music and alcohol until 00:00.

Although the Licensing application has been open for consultation from 1 May 19, few villagers in Acklam were aware of it until 27 May 19, 2 days before it closes. Mr Hamilton has fulfilled his legal requirement by posting an A4 notice

outside on a gatepost outside his property, but it is very difficult to see whilst driving or walking past, unless seen very close up. Mr Hamilton did not inform or consult the Acklam Parish Council as encouraged in section 17.1 of the Ryedale Licensing Policy 2019. No notice was posted in the village.

We have concerns about the impact of this License upon the village of Acklam and surrounds and have not been able to discuss them with Mr Hamilton in a timely manner. Our representations are as follows

#### **Detailed representations as per the Licensing Act 2003**

##### **1. The Prevention of crime and disorder**

The village of Acklam is a small rural community with minimal crime and disorder. There is a pub in the village which is open during the evening (except Tuesday) and all day Sunday. There is no recorded disorder arising from the consumption of alcohol on these premises that we are aware of.

The license application at Thrussendale Farm makes it clear that alcohol will be supplied between the hours of 12:00 and 22:00 hours every day and pre-arranged events until 00:00 hours. Clearly, with events of up to 300 people drinking alcohol, there is an increased risk of public intoxication and consequent public order issues. Additionally, Acklam is a remote village with very limited access and accommodation. With a perception that there are few police officers on duty locally, there is an increased risk of drivers under the influence of alcohol with impaired driving ability.

'The Private Hill' is actively promoting and advertising wedding parties for up to 300 people per night. The infrastructure in Acklam (including access/ security/ policing) cannot safely support these numbers. Our public house is a small enterprise which serves the local community very well. We therefore currently require very little police presence in the village. Our support for the glamping business was based upon the premise that small-scale tourism would benefit the village (including our pub). The proposal for late-night licensing at Thrussendale Farm fundamentally contradicts this understanding.

##### **2. Public safety**

Thrussendale Farm is accessed by a narrow and steep (20%) single track lane (Thrussendale Road). Often, vehicles have to use the grass/vegetation verges when confronted by fairly regular oncoming HGV and farm and other traffic, many with trailers, spreading mud on the road. Existing passing places are inadequate for the lane. This problem will be compounded by commercial vehicles attending the site in order to facilitate large functions.

This lane is between 450ft and 720ft above sea level which is ungritted in winter and frequently becomes impassable from as early as mid-November when temperatures start to fall. As the facilities are available for booking throughout the year this raises concern about the ability of emergency vehicles to access the site. As visitors are likely to be from outside the local area they will have no knowledge of potential dangers on this lane.

This lane is used frequently by walkers (with dogs and children) and cyclists. Increased traffic (up to 300 guests and support staff) to attend and leave events is likely to increase the risk of road traffic incidents occurring on this single track lane, especially as there are no pavements or street lighting.

No traffic mitigation plans have been communicated by Mr Hamilton to the residents of Acklam village. Indeed, in his objection to a planning proposal for a modest enterprise at Manor Farm in 2017, Mr Hamilton identified identical issues regarding Thrussendale Road and was wholly against them. To our knowledge, no factors have changed since then, so Mr Hamilton's volte face is puzzling.

There is significant concern about the potential increase in traffic through the village; Sat Nav systems direct travellers from York to travel through the village in order to reach Thrussendale Road. The village street is narrow, has virtually no pavement, has no street lighting, is dependent on street parking and is residential. Given the limited local accommodation, it is reasonable to assume that there will be a substantial increase in traffic, with associated pollution. The proposed licensing hours will also encourage large volumes of traffic to travel through the village after midnight, further endangering public safety and increased disturbance.

##### **3. The prevention of public nuisance**

Granting the proposed license will increase noise pollution throughout the day and night, as well as light pollution at night. It is unrealistic to assume that the noise of up to 300 guests enjoying themselves can be controlled in such a way that there will be no impact on the local community. Furthermore, the location of the site means that noise created by any entertainment will travel the few hundred metres down the hill and will disturb people within the village during the weekend, when they have a reasonable expectation to enjoy some peace and quiet.

We have no issue with glamping guests enjoying themselves, or occasional larger events in a good cause (such as the 1 Jun 19 Black Tie charity ball being held at the farm). However, larger numbers of guests on a regular basis pose a threat to the peace and quiet of our village.

300 wedding guests on any night would be very disruptive to residents, three times the population of the village represents lots of traffic. As well as the disruption to local people, regular big celebrations would threaten the habitat of our treasured wildlife: barn owls, bats, badgers, foxes, hedgehogs, otters. Acklam is a very special place, our community actively encourages the conservation of protected species through ecologically sensitive policies and practices, in line with Ryedale Council's policy for the Wolds. A big increase in traffic/ noise/ light at night, makes the sustainability of this ethos impracticable.

#### **4. The protection of children from harm**

As already mentioned, the narrow, steep lane is used frequently by walkers including children, and the increased traffic could result in harm to children. Furthermore, the site for which the license is being considered is a working farm. The availability of alcohol for the periods specified in the license application could impair decisions and put children at risk of harm. We are very worried about drivers setting off the morning after celebrations, or after a long day of festivities. Without proper policing, it could be difficult for the venue to guarantee safety to residents.

We believe, very strongly, that the granting of a premises license for 'The Private Hill' is likely to lead to significant disruption to the local community through increased traffic, noise and light pollution and risk of crime/disorder.

There seems to be little or no environmental consideration in licensing applications; this is usually considered as part of the planning process beforehand. However, Mr Hamilton's environmental survey during planning was predicated upon the occupation of 4 glamping domes. His licensing application is of a totally different magnitude of human activity (late night parties of up to 300 people and all the attendant support staff for catering and bar work). We believe this should, therefore, be revisited. Mr Hamilton's own survey identifies several protected species within 2 Km and three North Yorkshire sites of importance for Nature Conservation (SINC). The frequent conclusion of the assessor, Wold Ecology Ltd, is that "sites will not be impacted on due to the small-scale nature of the proposed development". It is hard to understand how the proposed licence would be of a small scale nature.

We question whether this conclusion is still valid, given the proposed substantial increase in human activity. In addition to noise and light concerns affecting wildlife, there are concerns over traffic; 2 Badger carcasses have been discovered on the Thrussendale Rd within the past 6 months; there may not be a sett within the vicinity, but it is clearly rich in wildlife.

In conclusion, we believe that the application should not be granted as the scale of proposed events is entirely inappropriate to the site and its proximity to the village of Acklam.

Yours sincerely



29 May 2019

Ryedale District Council

We have been made aware of a licensing application by Roddy Hamilton, The Private Hill, Thrussendale Road, Acklam, Malton, YO17 9RG, for a Premises Licence, we are concerned about safety issues with extra traffic using the steep and narrow road up to Thrussendale Farm. This narrow road is used by farm traffic, bikes, horses and walkers during the day and evening on a regular basis.

Our second concern is the potential noise pollution during the day and evening made by up to 300 people, on past occasions it was very evident that noise travels down the valley and can be clearly heard in the village.

Lastly we feel to grant this premises licence is likely to lead to significant disruption to the local community and that The Private Hill will spoil what is a quite and unique wolds landscape.



Ryedale District Council

29<sup>th</sup> May 2019

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Under the Licensing Act 2003 all representations must be relevant to at least one of the following licensing objectives: -

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- Public safety;
- The prevention of public nuisance;
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Details are set out below.

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This lane is used frequently by walkers (with dogs and children) and cyclists.

The volume of traffic, which is likely to be made up of heavy commercial vehicles involved in the set up and dismantling of events, together with the associated traffic of guests (up to 300) attending and leaving events is likely to cause considerable public nuisance and will increase the risk of road traffic incidents and damage occurring on this single track lane.

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entertainment will travel and will be heard within the village of Acklam and the neighbouring village of Leavening.

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### Detailed representations as per the Licensing Act 2003

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Yours sincerely

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