

Waste & Public Protection
Licensing Division
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22nd July 2021

To whom it may concern

Re.: Application or the Grant of a Premises License – Gabrielle Taylor Willow Fields Campsite, Blackmoor Lane, Haxey, DN9 2LL

We wish to object to the above.

Section 4 of the Licensing Act 2003 sets out the Licensing Objectives which must be promoted by licensing authorities. Two of these objectives relate to Public Safety and Public Nuisance. We wish to make representations particularly related to these.

• **Public safety.**

Access:

The applicant states in their application that the site is accessed via a private driveway.

This is untrue.

Blackmoor Lane is a single-lane access track to agricultural land, with shared access by farmers & Lincolnshire Wildlife Trust. Have these landowners been formally consulted?

The first half of the track is in fact a **public footpath and bridleway (HAXE97)**.

There are no passing places.

Delivery vans and traffic (cars/caravans/motorhomes) going to Willow Fields campsite already pose a public safety risk to walkers and horse-riders.

We feel that licensed premises will lead to an increase in traffic which will potentially risk public safety further.

Who owns this track? Where does liability lie?

The field is classed as 'agriculture' and has never had Local Authority planning permission for a campsite (or anything else). In terms of granting access to the site, in an email dated 11/03/21 Mr. Colin Wilkinson PROW Officer at NLC said that NLC did not hold information as to whether or not easement extended to visitors and the campsite activities may require planning permission and conditions to be abided by in respect of numbers and operating hours.

Premises:

The clubhouse is a timber cabin structure. It has never had planning permission and therefore has never been subject to any planning process/inspection.

It gained so called 'planning immunity' only after failed retrospective planning applications (2013 & 2016) and a dismissed appeal (2014) left NLC out of time to serve an enforcement notice on the structure.

Other neighbouring structures on the site – equally without planning permission - include wooden cabins x 2 (with enforcement notices prohibiting residential occupancy) and various lorry container-bodies covered in wood-cladding.

Without Local Authority planning permission for a campsite, it currently has an exemption certificate from Freedom Camping Club for a 5-pitch site and rally-days. As a 'pop-up site' these inspection bodies would not be to any Local Authority public safety standards.

• The Prevention of Public Nuisance

We feel the granting of a premises license will increase the level of activity at the clubhouse with resultant noise and light pollution.

We are already subjected to noise nuisance in terms of live bands, amplified music, and patrons in and around the clubhouse shouting and singing during and after the music has ceased at 23.00 – 24.00. The owner's Facebook page describes the site as a 'campsite, entertainment and performance venue' [Willow Fields - Home | Facebook](#)

Rally events already occur each weekend, for example:



Piss up at Johnnys
Willow Fields Campsite : Doncaster
23/04/2021 - 25/04/2021
Caravans / Motor Homes /
All welcome Members and non-members

Camping to help take an engine out
£7pppn without electric hook-up

Wild gatherings
Willow Fields Campsite : Doncaster
30/04/2021 - 03/05/2021
Caravans / Tents / Motor Homes /
All welcome Members and non-members

Themed camping
£20pn with electric hook-up
£7pppn without electric hook-up

Wild gatherings
Willow Fields Campsite : Doncaster
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Themed camping
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£7pppn without electric hook-up

(freedomcampingclub.co.uk)

Granting a premises license will result in a greater number of events, where alcohol is consumed, amplified music is played, and noise nuisance caused.

The clubhouse is a basic wooden structure with negligible noise mitigation features. NLC policy states

“Noise – Preventing noise and vibration escaping from the premises, including from music played upon the premises; public address systems; and customer noise”. (p51)

&

“Nuisance may often be caused by sound escaping from the premises or transmitted through the structure of the building”. (p52)

&

“Acoustic double door lobbies, so that noise is contained within the premises”. (p52)

This is a basic wooden cabin with an open fronted verandah used for live music and with an external viewing/gathering area. This results in significant noise nuisance.

“The location of the premises and their character” and “Where there are noise sensitive premises nearby”. (p52)

The site sits within the Isle of Axholme Area of Historic Landscape which is a local designation in the North Lincolnshire Local Plan 2003.

Our farm adjoins the campsite field, and our house looks directly onto the field. There are no noise barriers in-between and, despite the distance, the open aspect makes us, and other surrounding properties, noise-sensitive premises.

The site has had noise abatement notices served by NLC in 2010 and 2016.

Whilst arguably against different owners, it demonstrates the sensitivity of this open landscape to noise intrusion/nuisance.

There have been recent noise nuisance complaints to environmental health in relation to the current ownership/management. The noise relates to amplified music and people singing & shouting around the external areas and then wider campsite.

“The past compliance history of the current management”

NLC Planning enforcement team have been involved with this site (Willow Fields, previously known as Clampit Creek) and the adjoining site (Walkabout Farm (the applicant’s partner)) since c2009.

Retrospective planning applications **PA/2013/1193 & PA/2013/1186**. Refused by NLC. Appeal submitted June 2014 - **APP/Y2003/A/14/2218333**. Dismissed. Further **retrospective** planning application submitted in 2016 **PA/2016/1347**. Refused at NLC planning Committee 2017.

NLC’s enforcement team have been dealing with the current management of the campsite since the early part of 2020 when the owners of Walkabout Farm purchased and took over Willow Fields.

Given the continuing and historical non-compliance we do not feel confident that the management will comply with the licensing regulations to a satisfactory standard.

The various departments of NLC (planning/environmental health/highways) have repeatedly advised no further development of this site without the benefit of planning permission. The award of a premises license would constitute further development.

In summary, we strongly object to the granting of a premises license to a wooden cabin in an open field in a designated open landscape accessed via a shared access lane (part of which is a public footpath and bridleway). We feel it would be inappropriate and out of context in this setting.

As per NLC’s Licensing Policy (2013 page 27), it does not meet requirements in terms of:

“The physical suitability of the premises for the proposed licensable activities, in terms such as access, safety, noise control etc.”

Yours Faithfully

Mrs. Lynn Clark. 22/07/21