

1 0 DEC 2019

9th December 2019

Tendring District Council
Licensing Section
88-90 Pier Avenue
Clacton-on-Sea
Essex
CO15 1TN

Re: Application for a distillery outlet at Landermere Farm Buildings CO16 0NJ

Dear Sir/Madam,

I am writing regarding the Application by East Coast Distillery Ltd to provide 'on and off site alcohol sales' at Landermere Farm Building 3A.

Whereas I do not specifically object to a straightforward distillery at Landermere Farm Building 3A, I am concerned that the intention is that the premises be used not only for selling alcohol but also for drinking it. Indeed, the description 'on and off site alcohol sales' seems to suggest that drinks might be served outside the premises as well as inside, making it more likely that some drinking customers may decide to venture down the lane, unaware that they are entering a highly sensitive SSSI ecological area supporting rare animal and plant life.

I am also concerned that an increase in cars using our fragile lane (which Landermere residents and the local farmer are responsible for maintaining) places an unreasonable maintenance burden on our little community, and poses a safety issue, particularly for children that regularly walk and cycle along the narrow lane.

We, the residents of Landermere, treat this nature conservation area with great care and respect, and I and my wife Dawn are particularly concerned that uninformed wandering distillery customers may inadvertently do real damage to the delicate ecosystem associated with Landermere Creek and the Walton Backwaters.

For example, Landermere Creek is one of only two sites in the whole of the UK that supports a population of the extremely rare Fisher's Estuarine moth. This moth relies wholly on the Hogg's Fennel plant, both for food and breeding. Indeed, Hogg's Fennel is itself rare and has a very limited distribution, and hence it would be disastrous if any of the small groves of these plants at Landermere became inadvertently trampled underfoot. Furthermore, it is now scientifically proven that light pollution has a significantly detrimental effect on the viability of wildlife, in particular, nocturnal animals such as moths which are lured by the light, often to their deaths. The concern is that bright lights from the distillery bar at night together with

the headlights of coming and going cars will significantly disturb the dark nights that Landermere Creek and its wildlife currently enjoys.

Also, there is the issue of noise pollution, particularly if customers are drinking and conversing outside the premises. Surely there are more appropriate locations for a potentially bustling bar than a quiet ecologically sensitive rural area? And if there are to be occasional late 'film screenings', assuming that a cinema-type sound system is used (in what is essentially a warehouse), I am concerned that the sound from this without robust soundproofing could cause significant disturbance to residents in the quiet of the night.

In summary, my wife and I believe that a public bar is wholly inappropriate for one of the few relatively pristine wildlife sanctuaries that still remain in the UK, and we would be most surprised and disappointed if Tendring District Council entertains the prospect of becoming associated with the damaging ecological impact of such a venture.

Yours faithfully,

Andrew Chaplin

10 DEC 2019

Dear Sir/Madam,

Re: Applicant East Coast Distillery Ltd

I understand that east Coast Distillery are applying to sell alcohol on their new premises in Landermere Farm buildings CO16 0NJ.

I have no problems with a distillery opening up at Landermere and I have met one of the owners and he seems very nice. However I have major concerns and strongly object to the application to obtain a license to sell alcohol on and around the premises. :

- 1) Landermere is a quiet residential area, where lots of families live with young children. The children use this quiet lane for recreation, they play, walk and cycle and have done for generations. I believe that it could put the children at risk having extra traffic on this private road. My son has a disability and he loves going down the lane on his bicycle. I think this drinking and driving (drinking and driving here are necessarily linked due to the remoteness of the location and lack of public transport!) is unacceptable. It could put lives at risk. I would have extreme reservations about allowing my disabled son to continue enjoying his freedom – and for what gain? A drinking establishment in an industrial estate?
- 2) Adjacent to Landermere is Hamford Water. This is an area of special scientific interest. It is an area that has the highest protection afforded to this type of habitat – Ramsar protection. There are several of rare species of birds and a seal colony.
- 3) The road is unmade and it would be a bad idea to encourage more traffic due to the maintainance of this road that has to be cared for by residents.
- 4) I believe that it is at odds with the spirit of the area to start a bar. It is unacceptable that drinks should be served. It is unacceptable that drinks should be served late at night –for example up until 11pm on Fridays and Saturday nights.

In addition to these points I would like to know what 'on and off site alcohol sales' means? Does this mean that they can serve drinks outside too?

I believe that there are plenty more places in the local area in Essex that would be more appropriate to sell alcoholic drinks, e.g. in the villages and pubs.

Yours truly

Dr Sarah Darwin

RECORDED DELIVERY

1 0 DEC 2019

Dr. Ben Evans

Tendring District Council

Licensing Section

88-90 Pier Avenue

Clacton on Sea

Essex CO15 1TN

Re. Premises License Application, Landermere Farm Building 3A, Landermere Hall Farm, Thorpe-Le-Soken, Essex. CO16 0NJ.

Dear Sir or Madam,

I am writing to detail my objections to the Premises License application recently made by East Coast Distillery Ltd. At the above address.

The license application is entirely inappropriate for this location for a number of reasons.

Firstly, from a health and safety perspective, the sale of alcohol, especially including off-site sales, in such proximity to the water and deep mud at Landermere Quay, towards which inebriated customers will inevitably be attracted, poses a significant risk to life. There are bodies of standing fresh water in addition to deep mud and tidal waters in which currents can be very strong. Encouraging people whose judgement may be impaired by alcohol into proximity with these environments is singularly irresponsible and should not be condoned by the Council. Furthermore, it places an unfair burden of worry and responsibility upon the residents at Landermere who would be concerned for the safety of people near the water, particularly given that this is private land. It will likely also result in a direct increase in public liability insurance costs for the Landermere Preservation Society, which owns and insures the quay and surrounding areas, since the associated risk will dramatically increase. There is no proposal for the licensee or council to assist with these costs.

This brings me to another concern – that of disturbance. The road to the proposed license site and beyond is private and there is no public vehicular access permitted. However, the premises is beyond the signage indicating this. It is therefore highly likely that customers will feel that they are entitled to continue driving down the lane beyond the industrial units. They are not permitted to do so. Again, this is a concern from a health and safety perspective since the lane is narrow and parked cars make it difficult to see children who may run into the road. Furthermore, encouraging more people and cars to go down the private road will significantly inconvenience the residents in what is currently a peaceful, uncongested and unpolluted environment, the tranquillity of which is highly

valued by many in the area. The maintenance costs of the lane are met in part by private contributions – therefore any increase in traffic leading to greater maintenance requirements directly places an economic burden on the existing residents.

The area is also a haven for wildlife on account of the limited human traffic, and is protected under a number of environmental designations being a National Nature Reserve, Site of Special Scientific Interest and protected under the international RAMSAR convention on Wetlands. It should therefore be a priority of any public authority to protect this rare environment in the face of climate emergency.

Of particular note in respect to wildlife concerns is the effect of the additional light pollution associated with exterior lighting that is inevitable with any such establishment having a license extending after dark. Artificial light has been shown to lead to increased mortality in insects. Hamford Water is home to 70% of the UK's population of Fisher's Estuarine Moth (*Gortyna borelii*), which is a European Protected Species with very limited range and highly specific environmental requirements. Permitting development or activities in the area that may endanger this population further is therefore utterly unacceptable. Of further concern are also the effects on the local bat population

<https://sac.incc.gov.uk/species/54035/>

<https://www.theguardian.com/environment/2019/nov/22/light-pollution-insect-apocalypse>

<https://www.sciencedirect.com/science/article/pii/S1616504715000233>

Returning to the issue of disturbance to human residents, the proposed licensing hours are entirely unreasonable as they will encourage traffic late into the evenings. There is also a risk that antisocial behaviour, including noise, vandalism and theft will be encouraged, particularly after daylight hours. Furthermore, the licensing hours will exacerbate the health and safety concerns posed by the water and mud, which become even more significant after dark.

The terms of the license enabling off-site sales of alcohol are of great concern. As previously mentioned, the picturesque environment at Landermere Quay will inevitably attract customers. If these customers are able to buy alcohol at the site and bring to the Quay for consumption then this will inevitably result in an increase in littering in a currently pristine environment. Since this is private land there are no waste disposal facilities available, nor should any onus be placed upon private landowners to provide such in order to maintain their environment, let alone the subsequent cost of disposal. Tacitly supporting pollution and environmental contamination by encouraging these activities where the necessary infrastructure for mitigation is not, and cannot be, available should be unconscionable for any public servant. I am therefore strongly opposed to any off-site sales of alcohol (and the inevitable food and packaging that will be sold alongside).

The license also does not restrict the types of alcohol sold. If this is a distillery, then it would be reasonable to limit alcohol sales to gin only. As currently proposed, the license would enable the proposer to sell any type of alcohol in any form of packaging. By limiting such sales to their own gin only, some of the off-site consequences might be mitigated to a degree, although they would still represent significant concerns on which the residents of the area should be formally consulted prior to any approval.

Finally, the site is located far from any towns or large villages with no pavements on the road from either Kirby-le-Soken or Thorpe-le-Soken. It is therefore impossible for most people to walk safely to the site and taxis from the nearest population centres are likely to be expensive due to their

distance. It is therefore likely that any customers will be required to drive. This is problematic in that there is inadequate parking supplied to support the number of customers that I imagine would be required in order to make such an enterprise sustainable. This will lead to overflow parking along the lane and at the junction with Walton Road (which presents a road traffic hazard due to impeding visibility on a corner that is known to be dangerous and on which a number of accidents, including fatal ones, have already occurred). Further, the necessity to drive to the site represents a substantial risk of resulting in drink-driving.

Thank you for taking the time to read my objections. I hope you agree that the proposed license, in this location, should not be supported.

Yours Faithfully


Ben Evans

Received On

12 DEC 2019

By Planning Services

Dear Sir -

As you will see I am a resident

of Sandhurst

I believe an application has been made by the East Coast District for a garage at the Sandhurst Farm

Buildings.

I object to this for the following

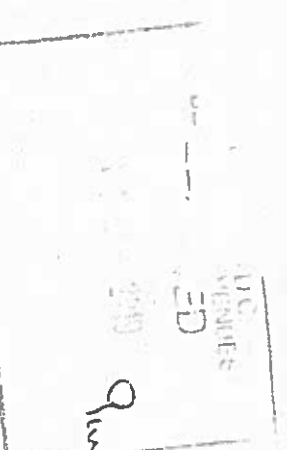
reasons:

a) It would bring increased traffic to the area - and this would be inadequate

parking; already in poor condition; would need more maintenance by residents

b) It would increase light pollution.

c) The Hawford Water is an area of special scientific interest and a



9th December 2019.

habitat of several rare species -
including the fish's spawning mott
If a bar were to open there would
inevitably be an increase in people
walking the sea wall and surrounding
area.

I hope you will take note of my
strong objection -
Yours faithfully

11 DEC 2019

10th December 2019

This letter is to raise concerns as a Landermere resident to the premises license application ref Landermere Farm Building 3a with the proposal for a gin distillery with on and off site alcohol sales.

There is considerable concern from Landermere residents over the Friday and Saturday late night opening until 11pm and Thursdays until 10.30 pm and the extra lighting both with regard to parking and illuminated signage.

Light pollution is an increasingly significant problem for insect populations these days and is known to adversely affect insects and I would like to draw your attention to the following recent Guardian article

<https://www.theguardian.com/environment/2019/nov/22/light-pollution-insect-apocalypse>

3a Landermere Buildings are very close to Hamford Water and within less than a kilometer of a resident population of Fishers Estuarine Moth. Hamford Water is the most important site in the UK for this nocturnal species and supports 70 per cent of the known UK population.

Kind regards

Stephen Henderson

Received On

11 DEC 2019

By Planning Services

To whom it may concern

Dear Sir.

I am writing to make a representation against the possible Planning Application of developments at Landermere Farm Building 3a for Licensed premises. (copy included)

Licensing Act 2003 Notice ID:COL 1462175

As a member of the Landermere Preservation Society, I wish to protest against this development in this secluded part of Tendring on the grounds that it would be an inappropriate use of buildings in this area of predominantly agricultural and rural land, its littoral and marine environment and its very fragile landscape, and constitute a possible threat to it.

This place has strong associations in English culture being the scenario for both Arthur Ransome's Secret Water and Paul Gallico's Snow Goose, which was filmed here. As a member of the LPRS and the Arthur Ransome Society, apart from being a well known local geographer, I feel it necessary to try to protect this beautiful place, and I make the best use of it by keeping my sailing dinghy and canoes here from I can monitor its erosion.

This unspoilt rural area is adjacent to Landermere Creek and its small settlement. Landermere Creek and Walton Backwaters are a last resort of a very rare moth, the Fishers Estuarine Moth, and a last stronghold of the increasing rare Sea Hog Fennel. This is a very fragile environment, made more so by rising sea levels and increasingly violent weather causing ever more rapid erosion of the local salt marsh.

Amongst my objection to these plans and development is the possibility of a greater intrusion of the uninformed public into this area, causing further damage by their lack of appreciation to its increasing fragility.

In addition, the link between here and the site is by an unmade and private road which is maintained by the local inhabitants who pay for its upkeep and do not welcome public access.

My further objection has to be on the viability of such a project at this location. Since this is primarily concerned with the consumption of alcohol, in the form of Gin, and since there is no possibility of any public transport links, this in itself could be seen as a hazard.

The access to the building described is along a private poorly surfaced and unlit road onto a concrete hardstand, scarcely a car park.

It is difficult to understand how this business can attract clients to such an isolated site and therefore I do not regard this business as being viable and so I can see no point to its development on these grounds too.

Furthermore, this company is called East Coast Distillery Ltd. At this point the aim is to serve Gin and blend it, and possibly show films.

What is the scale of this exercise, how many clients are they expecting? And what is the further possibility of them expanding into an actual distilling in the future?

I trust that these objections will succeed in a review of this application

Yours Sincerely

S.J.McNair-Wilson

LICENSING ACT 2003

An application has been submitted to TENDRING DISTRICT COUNCIL as the LICENSING AUTHORITY for the TENDRING DISTRICT as follows:-

Type of Application:	Premises License
Name of Applicant:	East Coast Distillery Ltd
Premises:	East Coast Distillery
Address of Premises:	Landmere Farm Building 3a, Landmere Hall Farm, Thorpe Le Soken, Essex, C016 0NJ
Type of Activity to be licensed	On and off site alcohol sales - Mon - Wed - 10:00 - 16:00 Thurs - 10:00 - 16:00 / 19:00 - 22:30 Fri & Sat - 10:00 - 16:00 / 19:00 - 23:00 Sun - 10:00 - 15:00 Film screenings on occasional Saturdays - 19:30 - 22:00

Any person wishing to lodge a representation concerning this application may send this, in writing, to Tendring District Council, Licensing Section, 88-90 Pier Avenue, Clacton on Sea, Essex CO15 1TN or deliver this personally to the Council Offices at 88-90 Pier Avenue, Clacton on Sea where the Public Register is available and may be viewed during normal office hours.

Any such representation must be received by the Licensing Authority by the following date: 11/12/2019

Please note that it is an offence knowingly or recklessly to make a false statement in connection with an application and there is a maximum fine of £5,000 for which a person is liable on summary conviction for the offence.