

# REP 1

17<sup>th</sup> February 2021

Dear Sirs,

Objection to Ref. 21/00025/LAPRE  
Applicant – Samantha Lonergan.  
Premises - Crouch ridge Vineyard, Althorne.

**Public Nuisance.**

The extended opening hours of 1000 – 2300 hrs 7 everyday, will cause a nuisance to residents and wild life, and importantly will show disrespect to those laid to rest in the peaceful Green cemetery adjacent to the venue and to the relatives and friends who may wish to spend a quite time in the cemetery, especially when the Discos start.

This also applys to the War memorial, where people like to reflect.

**Public safety.**

By having extra traffic pulling in and out of the vineyard during the day and late at night, exiting the junction from station road will become more dangerous, as traffic from the west is difficult to see due to the hill.

Burnham road is 40MPH but unfortunately not many drivers adhere to that especially at night.

## **Rep 2**

Attention of Licensing Authority by 18<sup>th</sup> Feb 2021

### **Objection**

Re the application for a variation to a premise licence – Samantha Lonergan Crouch Ridge Vineyards. Hall Farm Fambridge Rd Althorne CM3 6BZ.

As a local resident in Althorne for the past 30 years living opposite the vineyard I wish to object strongly to this application to extend the premises licence at the above site from 10 am to 11 pm on every day of the week.

This is a quiet residential area and these proposed changes would mean disturbances and noise for local residents. Both from this venue and cars and pedestrians leaving the venue till late into the night seven days a week

There is also the possibility of it encouraging antisocial behaviour and crime and our police services are already stretched to the limit in this area.

The pavements here are narrow and unlit putting pedestrians leaving the venue at risk at night especially if under the influence of alcohol.

The road despite its 40mph speed limit is a fast and dangerous road, especially at night and extending the licensing hours at this venue will only add to the serious risk of car accidents here.

Whilst I am aware that the licensing authority seemingly have no liaison with the planning department, this venue only has planning permission to be open 10 till 6pm.

Thank you for taking these points in to consideration.

## REP3

I would like to object strongly object to the above located at Althorne Hall Farm, Fambridge Road, Althorne basis the following.

1. The Fambridge Road has seen an inordinate amount of traffic increase over the past number of years, this has made it next to impossible to join the road safely by car. have a young family and it's a dangerous walk along the path to reach anywhere. I feel this will be more dangerous.
2. The increased noise due to the traffic and the business nature of Crouch Ridge Vineyard has resulted in difficulty in sleeping for me and also my young son (5 years old) I have installed TRIPLE glazing but that has had little effect. I fear this will get worse and make living close to this estate almost unbearable.
3. The recent development at Crouch Ridge is very close to a natural burial ground which also happens to be owned by Mrs Lonergan. I can only imagine if I were a grieving relative visiting a grave to have to witness what is now becoming a full time drinking establishment in full swing. I feel this is immoral.
4. The litter around Crouch Ridge Vineyard has become disgusting. In particular the area that the Lonergan's workers congregate (field close to Station Road) is often filled with bottles and cans, not only is this an eye sore it makes a dangerous environment in which to walk with young children. I feel this is disrespectful to the village and the local parishioners (the Lonergan's are not local and thus in my opinion have little interest or respect for the village and parishioners)
5. The Crouch Ridge Vineyard was originally approved as a visitor centre and wine tasting cellar, the initial application was for a bistro which was thankfully declined. I feel the family concerned are continually ignoring the original terms of the approval with every iteration of these continued applications for amendment. I feel this should be investigated further.

Once again thank you for being flexible with regards format of this objection and your understanding so close to the deadline.

Kind regards.

## Rep4

18<sup>th</sup> February 2021

**Subject – Application for variance to a premises Licence.**

**Crouch Ridge Vineyard, Althorne Hall, Fambridge Road, Althorne, Essex, CM3 6BZ.**

Dear Sir

I wish to object to the extension of the Licenced Hours for the following reasons.

**The prevention of crime and disorder.**

The extension from having alcohol available during daytime trading hours into the evening will change the whole pattern of alcohol consumption from the 'wine tasting with a view to purchase for consumption off the premise' towards social drinking in the visitor centre.

This will result in more inebriated people on the roads in the village late in the evening, either driving away in vehicles or walking to the station, increasing the risk of vehicle related incidents or general rowdyism and antisocial behaviour.

**The prevention of public nuisance.**

The extension of licencing hours will extend the use of the Vineyard into the quieter evening period, increasing the effect on the surrounding neighbourhood from noise and lights from pedestrians and vehicles entering and leaving the site and increased lighting to enable patrons to enter and leave in safety. This will impact not only local residents, but also the wildlife in this rural area which people are trying to conserve.

**The protection of public safety.**

The entry/exit to the Vineyard site is from the B1010 Fambridge Road, which has a poor accident record, and currently has a 40 mph speed limit. Local residents have been campaigning for many years to have this reduced to 30mph with no success so far.

The new entry to the Vineyard site was constructed without prior approval from the Highways Authority and as the only commercial establishment on this section of road will have far higher numbers of vehicles joining and leaving the road than from any of the other private dwellings.

If the hours of opening are extended into the hours of darkness this will be a very high risk to public safety.

The only footpath along Fambridge road is on the opposite side to the vineyard. The footpath is very narrow and you are 'taking your life in your hands' using it in the daylight hours due to the proximity of the passing vehicles and the speed that they are travelling. In the dark this risk would be multiplied by several times.

Please give due consideration to these grounds for **Refusal** of the extended Licence Hours

Yours Sincerely