

## Calancombe Winery – List of Objections

### OBJECTION 1

Public Safety: Access to the site is via a narrow country lane with minimal passing places and a plethora of blind corners. It requires careful driving at low speeds and as such is not best suited to drivers unused to reversing and possibly under the influence of alcohol. Creating a de facto pub/wine bar in an inaccessible area seems foolish and irresponsible to say the least.

Prevention of Public Nuisance: The addition of uncontrolled traffic to an already undermaintained road will lead to an exacerbation of the existing problems already caused by the introduction of the vineyard and its concomitant increase in delivery and supply vehicles. The rights of existing residents to quietly enjoy their environment when walking their dogs or riding horses will be completely negated by the introduction into the area of diverse vehicles with little or no appreciation of the dangers of driving inherent in narrow country lanes where each corner might conceal a child rider or dog walker.

Protection of Children from Harm: Many of the families living on the road have either children or grandchildren living with or visiting. Is it the licensing authorities wish to transform a quiet country lane to a potential deathtrap for children riding, walking or playing in the immediate environs of their home simply to assist a landowner to sell wine- especially when the commercial need for such exposure is miniscule given that the vineyard produces large quantities and is and would not be dependent on said sales for its survival..

Prevention of Crime and Disorder: The introduction of an uncontrolled wine bar into a quiet rural location will encourage road rage exacerbated by alcohol as people argue over who should reverse the 300mts to a possible passing place, attempt to squeeze past in a too narrow space, collide having driven too fast round a blind corner or become frustrated at the horse riders/dog walkers who impede their progress.

I note from the Callancombe website that the intention of the shop is to encourage tours et al .What controls are in place on this usage?

Are the commercial necessities concomitant with the vineyards survival dependent on the exposure achieved by immediate access to their products via a wine bar .?

What controls Calancombe Estates are intending to put in place to prevent the worst excesses outlined above from occurring.

These are all matters which need to be addressed by both the council and the Callancombe estate prior to any decision being reached.

## **OBJECTION 2**

### Public Safety

To access the winery, you must do so by driving down through narrow single country lanes. There are very few passing places and blind corners making access to the site challenging on a normal day for residents now, let alone when there are multiple visitors with very little ability to drive lanes let alone reverse these.

We are farmers having land both sides of the lane from Marriage cross. We move cattle and horses regularly and currently, much of this would be during these hours. We already experience double amount of traffic since the Winery has been started including lorries which are too large to be accessing these lanes on regular basis. Also, there are many many vans up and down the lane driving far too fast. We have asked many to slow down, including their staff by our entrances. We have signs which we have put up warning of animals and children and these already get ignored.

In the past, five dogs have been killed on this lane; our next concern is a child.

There are many horse riders, walkers and cyclists who enjoy using the lane to avoid the busy road.

### Prevention of Public Nuisance

With this road already being overused, this has an effect on the local resident's right to their enjoyment of the countryside. The noise of additional traffic would be unbearable. Agricultural vehicles need to access fields during peak harvest time which would clash with the opening hours and already pointed out additional unexperienced drivers on these lanes would make this extremely challenging. These drivers have no consideration to other road users (horses, slow agricultural vehicles, farm animals, dogs and children) and the dangers their actions may have when driving these lanes.

### Protection of Children from Harm

The local residents have children, grandchildren and great grandchildren either living or visiting this area. Is it really necessary for a Winery to put such risk on lives and wellbeing for a bit of wine tasting! Surely if this business needs a commercial outlet then a more suitable premises with easy, safe access should be sought. Our family's lives should not suffer.

### Prevention of Crime and Disorder

Bringing the tasting and selling of alcohol in to a quiet rural location is only likely to encourage frustration and rage when unable to reverse a few hundred metres to pass or having to follow slowly horse riders, slow agricultural vehicles, farm animals and walkers to get past.

There are already many drivers who already pay very little due care and attention on this road and surrounding area, and any risk of injury or in the worst-case death for any child, person or animal is unthinkable. I ask our matters to be fully considered prior to any decision being reached.

### **OBJECTION 3**

We are totally against this application for an alcohol licence at Calancombe Winery. It is situated partway along approximately 2 mile single track country lane. We lived along this valley for 30 years and it was mainly used by small working farmers. It was a quiet road with plenty of wildlife. Now the traffic has increased with the extra traffic from the luxury barn conversions at what was just Coombe Farm, and now there is a Winery there and also Dartmouth Gin Business.

At present it is difficult to carry out farming operations in the Summer as much of the holiday traffic are not used to reversing in narrow lanes. There is only one passing place in this 2 mile stretch except for private entrances and field gateways.

We do not wish this lovely quiet country valley to be disturbed anymore.

### **OBJECTION 4**

I'am writing to you to register my objection to the purposed alcohol licence at Calancombe winery Modbury . I have lived in the valley all my life 50+ years and have never felt the need to object to anything my neighbours have done but I feel this application is totally inappropriate. Calancombe winery is located at the mid point of a narrow twisty single track lane that is approximately 2 miles in length,there are no proper passing places.Passing is only possible on private property,gateways or entrances to neighbouring property.

I farm the farm next door to Calancombe winery,the said lane is main access I use it daily to check livestock sometimes on foot.We also move sheep and cattle between fields on foot with a person in front and one behind ,I also use the lane to move silage,straw and muck .I feel my safety will be put at risk if the amount traffic on the lane was to increase significantly.I have already noticed an increase in traffic since the barns at Combe Farm were turned into holiday lets and the applicant started running a business manufacturing gin and wine.

After viewing the applicants web sites it is clear their long term plan is to create some sort of tourist attraction with visitor centre,bar and shop . For such a plan to be viable Calancombe winery would need to attract a large number of visitors which would be very damaging to the quality of life and safety of the other people who live along the lane.

### **OBJECTION 5**

We are writing to oppose the granting of a license to sell alcohol on and off the premises at the Calancombe estate, Modbury PL21 0TU The access lanes to Calancombe are very long and very narrow, single track only,with very few passing places. In fact the existing traffic associated with the vineyard and winery are causing problems already for those living and working in that valley, especially the farmers who need to use the lane to tend and feed their livestock and maintain their fields and hedges..We and others have suffered from the impatience of some drivers on several occasions It is just not sustainable to allow more traffic in such an unsuitable situation and we ask you to reject the application

## **OBJECTION 6**

I am writing in regard to the application made by Calancombe Estate Holdings Ltd. on the 20th November 2020 to the licensing authority at SHDC, for a new premises licence at Calancombe Winery, Modbury, Ivybridge, Devon. PL21 0TU.

I am strongly against this proposed application. My property uses the same single track country lane as Calancombe Winery. The lane is totally unsuitable and unsafe for the volume of extra traffic that this application would create. The lane is narrow and winding and has no passing places for 2 cars except the entrances to private properties or field gateways.

The traffic along this lane has already increased dramatically since Calancombe Winery, Dartmouth Gin, and the barns converted into holiday lets have been established at this property. Any future increase in traffic along this lane would have a severe impact on the quality of life and safety of the other residents and farms.