

Mansell Raceway – Responses to Notice of Hearing

Applicant

Mansell Raceway Ltd, Dunkeswell, Honiton, EX14 4AH	
Hearing Unnecessary	No
Attending	Yes – Also accompanied by Amy Cater of Tozers LLP Solicitors
Supporting documents	Photos to show light pollution from the airport - attached at the end of this appendix
Summary of key points	<p>Prevention of crime and disorder</p> <ul style="list-style-type: none"> -Staff training on annual basis -Training records retained and available for inspection -Incident log kept re: violence, crimes, ejection of patrons, seizure of drugs or weapons, faults with CCTV, emergency services visits. <p>Public safety</p> <ul style="list-style-type: none"> -Digital colour CCTV system covering all public areas. -Recordings kept for 28 days -Breathalyser to be used if racer suspected of drinking -Wrist bands for racers to prevent drink driving -No glass or bottle drinking vessels outside premises -Internal and external lighting (as approved by planning) <p>Prevention of public nuisance</p> <ul style="list-style-type: none"> -Noise reduction measures -Notices requesting customers to leave quietly -Customers told not to talk loudly outside premises -Hotline number provided to local residents -Sunday hours reduced. 10am to 9:30pm <p>Protection of children from harm</p> <ul style="list-style-type: none"> -Challenge 25 policy -Refusals register
Comments	<p>I will refer to the operating schedule in my application. The key points are summarised below. In addition I propose:</p> <ul style="list-style-type: none"> -Hotline number for complaints/concerns -Reducing Sunday hours to 10am to 9:30pm

Interested Parties

1.	Dunkeswell Parish Council, 16 Liberator Way, Dunkeswell, EX14 4XF
Hearing Unnecessary	
Attending	Yes – a councillor will attend on behalf of Dunkeswell Parish Council
Comments	<p><u>Prevention of Crime & Disorder</u></p> <p>Concerns regarding, drinking & driving outside of the venue. Being a rural area, there are few visits from Police at night</p>

Public Safety

Concerns regarding drinking and driving when accessing/egressing the business, remote location, Lanes narrow not many pavements.

Prevention of Public Nuisance

The extension of hours increases the hours in which noise, traffic, light pollution in an Area of Outstanding Natural Beauty.

Having representatives attend the mediation meeting and having further discussed this, The Council would like to propose the following as a suggested compromise.

1. Licence to cover between 9am - 9pm (current operating hours) with an extension of these hours for the 9 race weekends per year to 11.30pm. With other events that may be planned being covered by applying for an events license.

2. Monday and Tuesday to remain days on which they are closed. (Current operating hours)

3. To limit the purchasing and consumption of alcohol outside of the building to 9pm

4. To limit the use of the outside terrace (on newly proposed building) to 9pm

5. Members/customers of the Race Club only

Dunkeswell Parish Council are concerned about drinking and driving, while they are aware that currently race goers can & do take their own supply of alcohol to the venue, the ability to purchase it on site may increase the amount consumed.

Dunkeswell is a rural area, with few Police patrols, it's roads are very narrow and winding in places and there are few pavements. There are no night bus services for people not staying on site, with the nearest taxis being from Honiton.

Light Pollution -

Any extension of hours past 9pm will mean more light pollution, particularly during winter months. DPC is aware that efforts have been made to limit the source of light pollution from the buildings and the newly proposed workshop and terrace, however it remains that the lighting from this venue continues to have an adverse effect on the residents of our neighbouring Parish of Sheldon. Any extension of hours is, by it's very nature going to require more lighting/more light pollution past 9pm, with exception of the summer months maybe, thereby causing more nuisance.

	<p><u>Noise</u></p> <p>Any extension of hours past 9pm will mean more noise from traffic, groups and general business from the venue. By asking for the time allowed for alcohol consumption and purchase to be limited to 9pm in general and 11.30pm on the 9 race weekends and restricting it to inside the building after 9pm, will help to protect the tranquillity in an Area of Outstanding Natural Beauty for residents and wildlife. In suggesting it to be for members/customers of the racetrack, this would ensure that there would be no increase in vehicles accessing Dunkeswell/Sheldon via narrow lanes and less vehicles entering/leaving the site, given that the raceway have indicated that most stay for the day or weekend.</p> <p>In suggesting the limit of 9pm for the use of the outside and roof terrace, this will restrict light and noise pollution in the area with it remaining as it is currently and with light pollution coming mainly from the building.</p> <p>In suggesting that Monday & Tuesday remain as days they are closed, will help ensure that affected residents bear no change in arrangements, noise and lighting pollution and this would continue to allow local businesses a brief respite from activities to carry out their own business.</p> <p>Whilst the Council realise that Planning Permissions cannot be considered in conjunction with Licensing applications, The role of the Parish Council requires it to consider and look at any proposal in it's entirety and from the whole communities view, they would like the following to be noted.</p> <p>In no way, does the Council, while suggesting this compromise intend to set any precedent or cause any misunderstanding for any extension in the operating hours, it is their view that the operating hours should remain 9am - 9pm as stated in the Planning Consents, Condition 1 of 15/0280/VAR In respect of the number of Karts that be used and Planning Consents, Condition 8, 18/0419/VAR erection of the Building.</p>
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2. Sheldon Parish Council, Prospect Cottage, Sheldon, EX14 4QX	
Hearing Unnecessary	
Attending	
Comments	<p>Please accept this email as Sheldon Parish Meeting in conjunction and support of Dunkeswell Parish Council objection/suggestion of compromise to the Licensing Application for Mansell Raceway to be heard on April 10th 2019.</p> <p><u>Prevention of Crime & Disorder</u></p> <p>Concerns regarding, drinking & driving outside of the venue. Being a rural area, there are few visits from Police at night</p>

Public Safety

Concerns regarding drinking and driving when accessing/egressing the business, remote location, Lanes narrow not many pavements.

Prevention of Public Nuisance

The extension of hours increases the hours in which noise, traffic, light pollution in an Area of Outstanding Natural Beauty.

Having representatives attend the mediation meeting and having further discussed this, The Council would like to propose the following compromise

1. Licence to cover between 9am - 9pm (current operating hours) with an extension of these hours for the 9 race weekends per year to 11.30pm.

With other events that may be planned being covered by applying for an events license.

2. Monday and Tuesday to remain days on which they are closed. (Current operating hours)

3. To limit the purchasing and consumption of alcohol outside of the building to 9pm

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5. Members/customers of the Race Club only

Dunkeswell Parish Council are concerned about drinking and driving, while they are aware that currently race goers can & do take their own supply of alcohol to the venue, the ability to purchase it on site may increase the amount consumed.

Dunkeswell is a rural area, with few Police patrols, it roads are very narrow and winding in places and there are few pavements.

There are no night bus services for people not staying on site, with the nearest taxis being from Honiton.

Light Pollution -

Any extension of hours past 9pm will mean more light pollution, particularly during winter months. DPC is aware that efforts have been made to limit the source of light pollution from the buildings and the newly proposed workshop and terrace, however it remains that the lighting from this venue continues to have an adverse effect on the residents of our neighbouring Parish of Sheldon. Any extension of hours is, by its very nature going to require more lighting/more light pollution past 9pm, with exception of the summer months maybe, thereby causing more nuisance.

Noise

Any extension of hours past 9pm will mean more noise from traffic, groups and general business from the venue. By asking for the time allowed for alcohol consumption and purchase to be limited to 9pm in general and 11.30pm on the 9 race weekends and restricting it to inside the building after 9pm on race weekends will help to protect the tranquillity in an Area of Outstanding Natural Beauty for residents and wildlife. In suggesting it to be for members/customers of the racetrack, this

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	<p>would ensure that there would be no increase in vehicles accessing Dunkeswell/Sheldon via narrow lanes and less vehicles entering/leaving the site, given that the raceway have indicated that most stay for the day or weekend, dependant on the event.</p> <p>In suggesting the limit of 9pm for the use of the outside and roof terrace, this will restrict light and noise pollution in the area with it remaining as it is currently and with light pollution coming mainly from the building.</p> <p>In suggesting that Monday & Tuesday remain as days they are closed, will help ensure that affected residents bear no change in arrangements, noise and lighting pollution and this would continue to allow local businesses a brief respite from activities to carry out their own business.</p> <p>Whilst the Council realise that Planning Permissions cannot be considered in conjunction with Licensing applications, they would like the following to be noted.</p> <p style="color: red;">In no way, does the Council, while suggesting this compromise intend to set any precedent or cause any misunderstanding for any extension in the operating hours, it is their view that the operating hours should remain 9am - 9pm as stated in the Planning Consents, Condition 1 of 15/0280/VAR In respect of the number of Karts that be used and Planning Consents, Condition 8, 18/0419/VAR erection of the Building.</p>
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3. N Airey, Prospect Cottage, Sheldon, EX14 4QX	
Hearing Unnecessary	No response
Attending	No response

4. Jennifer Ash, The Lodge, Sheldon, EX14 4QU	
Hearing Unnecessary	No
Attending	No – represented by Wendy Plimmer-Page
Summary of key points	<p>Public safety – Increased activity at the raceway which is sited on the side of a fast, unlit country road, unsuitable for pedestrian access from the villages nearby – issues of concern around public safety.</p> <p>Prevention of public nuisance – Concerns of public nuisance caused by noise and light pollution (please see my original comments – copy attached, as well as my comments following the mediation meeting – copy on separate page)</p>
Comments	<p>I am writing further to my initial comments, sent on 19/03/19 to the Licensing Manager.</p> <p>Since writing my original response to the application I have been able to attend the medication meeting held on 28/03/19. This was useful in helping me to better understand the wishes and intention of the applicant. As a result I no longer wish to completely object to the application for a food and alcohol licence and can understand the desire to provide such a facility for people</p>

attending and taking part in the karting weekends and corporate leisure karting.

It seemed at the mediation meeting that there was room for negotiation, so that the needs of the karting fraternity and the needs of those of us living nearby could all be accommodated to some extent.

As the applicant's representative informed the meeting that the aim of the licence was in order to provide better facilities for people coming to Mansell Raceway for some kind of karting activity. I would like to suggest that the licence be restricted to such events, rather than it being a licence open to the general public. I think this could allay some of the concerns about the safety of the general public assessing the site along an unlit, fast country road. It would also contain activity and thus reduce the potential for disturbance of noise and lights which causes a public nuisance.

The application is for a licence for 7 days a week. As the raceway is not open to the public on Monday and Tuesdays, could the licence be restricted to the 5 days when it is available for public karting activities? This would be very helpful for those of us in the vicinity, as it would mean there would be 2 days a week when we could be assured of no disturbance from the kart track vicinity.

I have lived in Sheldon since 1976 and run a business, directly on the opposite side of the valley, facing Mansell Raceway. I have a small Retreat Centre, which by its very nature depends much on the peaceful country atmosphere of the AONB in which we live. If I could depend on two days a week without noise and light pollution from the raceway, it would enable me to plan activities accordingly, in particular group and meditative events. I would like to reiterate that the noise and light pollution do cause a disturbance and particularly if I am offering retreats to potentially stressed people seeking peace and relaxation, this disturbance caused a public nuisance.

Similarly if the licence could be granted until 9pm, except for the official race weekends, when it could be 11.30pm as applied for, this would further reduce the public nuisance. The evenings in Sheldon are sometimes so quiet you cannot hear another human made sound or vehicle and the skies are dark or starry. The earlier timings of the licence would help preserve this, while also giving the raceway the ability to serve alcohol and food to their clients until the end of their karting activities.

Later times of opening mean the potential for noise, in addition there would have to be sufficient lighting when the premises are open in order to provide safe access to the car park, as well as any other necessary lighting thus causing light pollution. It has been said that Sheldon already has light pollution from the units on the airfields but this is not the case. Dunkeswell airfield site and units are much closer to the village of Dunkeswell and not in our line of sight as they are further along the ridge and protected from our view by Sheldon forest.

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	I appreciate the suggestion of the applicant's representative to offer a hotline where local residents could make contact in the event of difficulty, this enabling us all to work together. This and the suggestions I have made above could in my opinion help reduce some concerns around public safety and contain some of the public nuisance potentially caused by the granting of this application.
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5. Benedict Corke, Eastcott Barn, Sheldon, EX14 4QU	
Hearing Unnecessary	No response
Attending	No response

6. Marie-Claire Di Mambro, Sheldon Court, Sheldon, EX14 4QU	
Hearing Unnecessary	No response
Attending	No response

7. James Page, Eastcott, Sheldon, EX14 4QU	
Hearing Unnecessary	No
Attending	No – represented by Wendy Plimmer-Page
Comments	If this application is approved in some form, please can the following be considered. Why do the kart track need to have a licence for everyday, can there be restrictions on the number of days for the licence. Can the times be reduced from the proposed times to earlier in the evening. Can drinking outside and on viewing platforms be restricted or blocked. Can it be limited to members only so admit to create a pin like venue.

8. Nancy Plimmer, Eastcott Barn, Sheldon, EX14 4QU	
Hearing Unnecessary	
Attending	No – Represented by Claudia Napier

9. Wendy Plimmer-Page, East Cott Farm, Sheldon, EX14 4QU	
Hearing Unnecessary	No
Attending	Yes
Comments	The content of my original objection still stands but I would like to re-iterate my main concern (prevention of public nuisance) regarding the issue of noise and light pollution from the kart track. I live opposite Mansell Raceway Ltd and while I have been thinking about my response today, the sound of noisy kart engines and tyre squeal has reverberated across the valley. My family and I accept that this happens at appointed times because we know that those times are restricted. However, the prospect of

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	<p>the license application causes my family and I a high degree of worry as it will undoubtedly extend the time when we will be subjected to noise and light pollution. We can already see the building lit up at night on the skyline, which has been exacerbated by the felling of trees in the vicinity. This has an impact on the night sky and our enjoyment of it. The license hours requested in this application are extensive and will extend the hours of light pollution for us in the form of internal and external lighting. The valley is tranquil at night and sound carries. We hear the karts during the day and this application will then extend the noise late in to the evening in the form of people and cars arriving and leaving, voices, music and so on and will not just be restricted to race weekends. The noise and light pollution already cause a great deal of stress to myself and my family which in itself constitutes a public nuisance. The extensive nature of this application will only serve to increase that stress.</p>
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10. David Whipp, Lower Slade Farm, Sheldon, EX14 4QS	
Hearing Unnecessary	
Attending	No – represented by Claudia Napier (Sheldon Parish Council)

11. Lesley Whipp, Lower Slade Farm, Sheldon, EX14 4QS	
Hearing Unnecessary	
Attending	No – represented by Claudia Napier (Sheldon Parish Council)

12. Moira Wood, Ruins Field, Sheldon, EX14 4QU	
Hearing Unnecessary	
Attending	No – represented by Claudia Napier (Sheldon Parish Council)
Summary of key points	<p><u>Prevention of crime and disorder</u> – This unlit rural area presents challenges to the policing of activities by the applicant following late night opening.</p> <p><u>Public safety</u> – As an enterprise focusing on driving there should be no encouragement of drinking. Premises only accessible by car – local lanes narrow and unlit.</p> <p><u>Prevention of public nuisance</u> – This development of the location risks an increase in light pollution and noise in a dark and quiet AONB.</p>