



Good afternoon,

My wife and I object to this application, as presented, firstly in respect of its format:

- the submitted plans are incorrect in terms of orientation and placement
- the proposed use of the property represents a change of use for which no planning application has been notified

Secondly in respect of:

- possible "spill over" of customers with alcoholic drinks onto the village green at Tugboat yard
- the traffic hazard for all posed by customers' access, pedestrian or vehicular, from and onto the A149 on a blind bend
- the further traffic hazard when development of the adjacent residential site commences
- the impact on the residential amenity of neighbouring properties that is likely to arise from noise and light generated by customers seated outside consuming alcohol

We are long term residents (40 years) with a well informed opinion of the matters that need to be addressed before a license is granted enabling the proposed use to be carried out harmoniously in this setting. We accept that it was, originally, a pub, "The Standard Inn", but in the many intervening decades we believe that the neighbourhood has become less well suited for a drinking establishment.

Yours faithfully,

Peter and Maddie Rainsford

The Old Custom House
East Quay
Wells next the Sea
Norfolk NR23 1LD