

Nicky Davison

From: Steve Kenny <Steve.Kenny@broads-authority.gov.uk>
Sent: 27 April 2026 15:30
To: Licensing
Subject: RE: Licence application - worksheet no. WK/260003110

Categories: Sarah

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Dear Sarah,

Thanks for the email.

He called me today and agreed to reduce the entertainment hours, making them 10:00 – 22:00, he also assured me that the ethos of the site was relaxation and that he is confident there will not be any significant disturbance. Apparently, he offers a money back guarantee if anyone is unduly disturbed in site.

He explained that he didn't intend to make alcohol available widely but offer it to guests to have on arrival as an "add on" when making the booking; and he needs a licence to be able to do this.

On that basis, I will not be taking my comments further.

I trust this is acceptable, but do not hesitate to contact me for further information.

Regards,

Steve Kenny

Development Manager

T: 01603 756029

E: steve.kenny@broads-authority.gov.uk

Broads Authority

Yare House, 62-64 Thorpe Road, Norwich NR1 1RY

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From: Licensing
Sent: 27 April 2026 08:49
To: Steve Kenny
Subject: RE: Licence application - worksheet no. WK/260003110

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Dear Mr Kenny

Thank you for your email and comments.

I have requested the applicant contact you regarding the email.

On point 2 - It is noted that section 14 states that no late-night refreshment will be provided, yet section 15 requests the supply of alcohol until 2300. Late Night refreshment licensable activity is 23:00 – 05:00 hrs which the applicant has not requested.

Do you wish to proceed as a formal objection which may result in a licensing hearing.

We look forward to your response.

Kind Regards

Sarah

From: Steve Kenny <Steve.Kenny@broads-authority.gov.uk>

Sent: 09 April 2026 13:08

To: Licensing <licensing@north-norfolk.gov.uk>

Subject: Licence application - worksheet no. WK/260003110

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Hi Sarah,

Thank you for consulting us on the above licence application.

The Authority offers the following comments.

It is considered that the points made relate to the prevention of public nuisance and public protection.

1. It is noted that the licence application states that recorded and live music will be performed on site between 0900 and 2300.

The decision notice for the original application included a condition to limit noise from the site, in the interests of residential amenity.

Condition 9 Prior to the commencement of the development hereby approved, a scheme shall be agreed with the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site, and the site shall be operated in accordance with that scheme for the lifetime of the development.

Application BA/2018/0252/APPCON subsequently discharged this condition with the submission of the following text:

"The site will run a quiet (sic) policy from 10pm to 7am. Guests will have a warden's number to contact in the event of a complaint. If the warden is not able to resolve the issue over the phone they will visit the site to address the issue. A response time to site of 30 minutes is anticipated. Upon paying for the booking on the website there will be a tick box to confirm you have read and understood the terms of booking, which will include the rules of the site, including the noise policy."

It is therefore pertinent to remind the operators that this condition must be complied with at all times, regardless of whether the noise is generated by private individuals or by events organised by the operators.

The Authority therefore requests that the live and recorded music and the dance be limited to the hours of 1000 - 2200

2. It is noted that section 14 states that no late-night refreshment will be provided, yet section 15 requests the supply of alcohol until 2300.

This inconsistency should be addressed.

3. The licence requests the sale of alcohol for consumption off-site. This may result in persons visiting the site solely to purchase alcohol rather than to attend events, which is considered to pose a risk to residential amenity, contrary to policy DM18, which seeks to prevent unacceptable impact on the amenity of existing or potential neighbouring properties or uses.

The events are stated to be held weekly; however, the supply of alcohol is requested seven days a week between 0900 and 2300, which may further exacerbate the risk to local amenity.

The Authority requests that the sale and supply of alcohol be limited for on-site consumption only or to those persons resident on site or attending the event.

Informative

It is noted that section 5 of the licence application states, "We are a diversified farm offering 13 glamping pods and looking to hold weekly 'Beer & Pizza' style pop up events"

The original application (BA/2017/0392/FUL) approved 10 glamping pods and a car park only. Any additional pods will require a further planning application to be submitted and approved before any development commences.

The authority has written to the operator to make them aware of this limitation to the number of pods currently approved.

Please do not hesitate to contact me for further information.

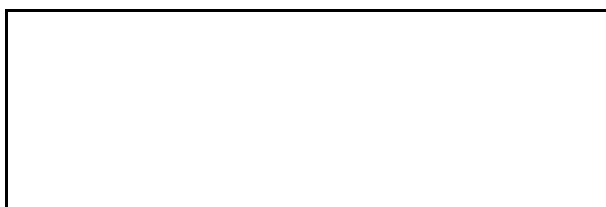
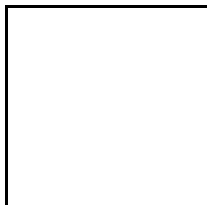
Regards,

Steve Kenny
Development Manager
T: 01603 756029
E: steve.kenny@broads-authority.gov.uk

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