

ANNEX D

Details of Objections

Objection 1.

I wish to register my objections to the licensing of the above property due to previous issues the village has had since it has changed hands . It was run for many years as an educational centre with no issues at all . Since the new owners have taken over , the village and its residents have been subjected to high levels of noise , drunken gatherings, mass camping and one incident led to armed police being called in after an individual staying at Glasbury House tried to break into a young families home . Their guests regularly undress completely by the road side wall and as their property borders assisted living properties I do not think this is appropriate.

Thanking you in anticipation

Sue Knowles

Objection 2.

I would like to voice my concerns regarding the proposed sale of alcohol at River Wye Activity Centre, Glasbury Huse, Glasbury.

As a local resident I can attest to the fact that in recent years River Wye Activity Centre/Glasbury House has been run in a manner that I would describe as anti-social and irresponsible. Disturbances have included high noise levels from the site, often until 11pm, misuse of the public area known as 'The Bont' (for cycling activities) and at least one drug-related disturbance of the peace. I am concerned that the sale of alcohol is likely to lead to higher noise levels and later disturbances, thus exacerbating the problems caused by the siting of a large camping and activity centre in the heart of a small village.

Therefore, I hereby register my objection to the sale of alcohol at River Wye Activity Centre/Glasbury House.

Yours faithfully,

Rhian Wilkie

Objection 3.

We own XXX XXXX XXX in Glasbury and have a few concerns about another venue in a small village having a license to sell alcohol.

At present there are x3 public houses/restaurants selling food and alcohol also a garage with a off licence to sell alcohol.

Aside from that we have concerns with an activity centre selling alcohol aimed at lunch time and early evening drinking.

Some of the activities involved in the centre are canoeing, archery and axe throwing, they also encourage stag parties to stay there and we feel the mix of the activities and the easy on-site availability of alcohol are not a good mix.

We also feel by having a licence until 21:30 will mean people will have a few to drink there then they will be walking the streets looking for other venues to continue drinking.

We hope our concerns will be taken into account when deciding on issuing a licence.

Regards

Andy & Sally Williams

Objection 4.

I have been informed that Glasbury House (recently rebranded as River Wye Activity Centre) is applying for a license to sell alcohol on the premises.

I strongly object to this as a resident of the village. Prior to Covid the village suffered much antisocial behaviour from the campers and residents of Glasbury House, Police were called on occasion and drugs could always be smelt when walking passed. It is a burden on the village and the owners show no remorse/take no responsibility for the detriment and nuisance that they have created for the village. If this were a one-off occasion I would have no objection however it was constant - please do not think I am objecting just for the sake of it.

By selling alcohol on the premises it will only exacerbate this issue, there is a pub directly across the road from the centre if campers so wish to purchase alcohol and another two within the village on the opposite side of the river and a shop within the garage.

I please urge you not to allow this license. The behaviour to date of the owners show they are irresponsible and cannot be trusted to abide by rules, morals or ethics.

Kind regards

Carys

Objection 5.

I wish to comment on the application for a licence to sell alcohol at the River Wye Activity Centre and draw your attention to the following points.

The establishment is in the centre of a residential area in the village of Glasbury.

Previously run by London Borough of Redbridge as an educational establishment the well run centre was welcomed as an integral part of village life.

There was mutual respect and consideration for all concerned.

Unfortunately since the Activity centre has been opened there have been issues of lack of consideration and respect for residents of Glasbury in terms of noise levels ,large numbers of campers and disregard for local environmental issues ,including one incident involving police presence.

The village is already well served by two established and well run licensed premises~ Foyles of Glasbury and The Harp Inn. Therefore a third venue in such close proximity to residential properties would not be acceptable.

The recently opened Paddlers Rest cafe in one of the outbuildings and its tented outdoor seating area is in close proximity to residential properties.

The website for the Activity centre is promoting itself as a venue for stag and hen groups therefore highly likely that alcohol added to the mix would only add to the disruption caused during the Summer of 2020.

I assume a site visit would be part of your assessment process when the areas of concern I have listed would become clear.

I would welcome the opportunity to provide greater details of the points mentioned in order to support my concerns regarding the application to sell alcohol at the centre.

Christine McLeod

Objection 6.

I am writing to strongly object to the granting of a licence to sell alcohol from the River Wye Activity Centre. I, unfortunately, along with my neighbours here in Green Terrace, are probably the people most affected by the activities of the Activity Centre as our houses directly overlook the lawns and coach house of that property. I am the end of terrace house and their land wraps around most of the back exterior.

Since the taking over of Glasbury House by Mr Robert Findlay and his Activity Centre life in the high tourist season in this small community has become increasingly intolerable. Last summer there were tents motor homes and caravans parked cheek by jowl (no sign of any social distancing was apparent) on the lawn beneath our windows, the latter two we have been given to understand he does not have a camping licence for. I was subjected to fire pits being lit at night causing smoke to come into my house through open windows and drunken and raucous behaviour into the early hours of the morning. I can only imagine how much worse it will be for all of us if a licence to sell alcohol is granted.

I am therefore pleading with you not to grant them a licence.

Yours faithfully,

Christina Bentley.

Objection 7.

We are opposed to the granting of an alcohol licence for the River Wye Activity Centre. We live close to the centre and will be adversely affected by any noise or nuisance which might be caused by inappropriate use of alcohol by residents or campers who are staying on the site.

Last summer there was an incident in our cul-de-sac, The Birches, when armed police were called to a man - who was part of a stag party staying on the campsite) - who was armed with a knife and was trying to gain entry into our neighbour's house through their upstairs bathroom window. The incident was extremely upsetting for the family involved and concerning for all other neighbours in the cul-de-sac. Seeing armed police running around our properties in the middle of the night is frightening and worrying. What was more concerning was the owner of the centre did not communicate in any way with the family, let alone offer any apology for incident - a total disregard for our local community.

There were several occasions when police were called to the centre last summer when they were serving alcohol without a licence.

Equally concerning is the fact that the centre is in an extremely close proximity to bungalows occupied by vulnerable, elderly people. Surely, it is essential to consider their safety and well-being as the campsite is adjacent to these homes.

Glasbury already has 3 licensed premises which is more than sufficient for the village residents and any visitors to the area. A further licenced establishment may have a detrimental impact on the already established local businesses.

An application for certificate of lawfulness has been submitted by the centre as an outdoor education centre. In recent years this has involved teenagers being resident on site. Surely this is not compatible with centre also holding an alcohol licence.

Yours sincerely,
Reverend and Mrs D. Thomas

Objection 8.

The above Centre has applied for a license to serve alcohol. Foyles and the Harp are already in the village and an additional licensee would take trade from them, At the moment hotels and pubs will need all the trade they can get if they are to survive. The new owners of Glasbury House have made no effort to integrate with the village and my opinion have on occasions even upset the the local residents due to the large numbers that have camped in the two fields, one of which, I understand ,had no permission to allow tents I worry that an alcohol license could possibly lead to noise thus upsetting what is mainly an elderly population.

Objection 9.

We are opposed to the granting of an alcohol licence for River Wye Activity Centre Ltd. We live close to River Wye Activity Centre Ltd and will be affected by any noise or nuisance caused by the inappropriate use of alcohol by residents or campers who are on site. Camping takes place within 30 yards of my house.

Last year there was an incident on our estate when armed police were called to a man, who was part of a visiting stag weekend, armed with a knife attempting to get in to our neighbour's house. This incident was very alarming for the family involved and to others on the estate. To see armed police running in the estate at the dead of night was extremely worrying. Unfortunately, the owner of River Wye Activity Centre Ltd chose not to communicate in any way with the family involved, and, more generally. the community. This showed a complete disregard for the community.

The owner was visited by police on occasions throughout the summer of 2020 as he was serving alcohol without a licence.

The location is extremely close to quiet residential housing. Old people's bungalows are very close to where camping has spilled over to and with the incident of the armed man attempting to enter a residential home questions the safety of these vulnerable and elderly residents.

Increased noise pollution with nearby resident's right to the quiet enjoyment of their property being brought in to doubt.

Glasbury already has 3 licenced premises which is more than enough for the village and any visitors to the area. If a further licence is granted it will severely impact on these well-established businesses.

An application for certificate of lawfulness has been submitted as an outdoor education centre which is not compatible with alcohol being available.

Kind regards

Derek and Gaynor Keeble

Objection 10.

RE: Application for proposed licence.

write with regard to the proposed application for a licence at the above address. My family and I have lived in Glasbury for the past 15 years and we love living in such beautiful surroundings.

Unfortunately, since River Wye Activity Centre arrived approximately 2 years ago, there have been several incidents at the site. One of which, affected us directly and was attended by Dyfed Powys Police last year on 26th July, 2020 in the early hours of the morning (3.45 am) along with armed response because of the conduct of several males who were staying at the site and clearly under the influence of substances - i.e. alcohol and drugs. Approximately 30 males (stag party) were staying in the bunkhouse over that weekend along with additional tents and camper vans in the neighbouring field.

On 26th July my family and I were terrified because of what happened when one of the males climbed onto our woodshed roof and frantically banged on our 1st floor en-suite window, explaining he believed he was being chased by 3 youths with a knife. My husband assisted the man by calling the police and trying to clam him down. The next morning we were visited by the police again. (The police also visited the site giving them a warning/caution). They explained to us that the male in question was under the influence of alcohol and substance misuse and commented the man didn't know where he was that morning. We quickly learnt that his friends had played a 'prank' on him. (I.e. there was no youths chasing him with a knife – he was 'stoned'/hallucinating) resulting in wasting police time and resources.

We, along with our neighbours are strongly against the site receiving a license. The site is not properly supervised or 'patrolled' – especially at night, and an alcohol license would only make matters worse. The owner of the site is rarely there to oversee matters as he lives away, and he did not apologise to us personally over the incident. (It is also worrying that 30 males were allowed to share a bunkhouse when there is a national pandemic and social distancing rules should have been applied).

Glasbury is a close-knit, friendly community and we would like it to stay that way. Glasbury is not Cardiff or Swansea Bay. We hope that this email carries some weight when considering whether a licence should be granted to River Wye Activity Centre.

If you have any queries that you would like to discuss with us, please do not hesitate to contact us. Thank you.

Yours sincerely

Mr & Mrs Gareth Price

Objection 11.

We are making representations regarding the application and oppose because of our experience with this Company over the past two and a half years during which existing planning permissions appear to be ignored and concerns of local residents including ourselves have been brushed aside. We list the following which is not exclusive

1 A cafe has been opened called Paddlers Rest without any reference to affect on local business and is referenced on Google Maps resulting in traffic along a dead end lane used by local walkers. .We have never seen any permission for this 'Cafe' and there is no access from the lane referenced.

2 There are already two licensed premises close by and people on the site are already well provided for.

3 Noise levels have been very high, particularly at weekends. Despite requests no effort has been made to quieten things down.and Bye Laws regarding the times of use on the river have been ignored.

4 Camper vans are parked widely on the site and sometimes very close to the rear door of a property opening directly on to the Glasbury House site. As far as we are aware camping on that part of the site does not have planning permission.

5 In 2020 the police were called late at night due to an attempted entry of a nearby residence.

6 The footpath on the Bont which is a public amenity, is frequently obstructed by canoes, forcing elderly residents and walkers to divert down a steep slope.

I emphasise once again that these points are made to illustrate our great concern that a licence for alcohol is unsuitable for this Centre..

Yours faithfully,

John Darlison and Patricia Darlison

Objection 12.

I am writing to raise my concerns about the application for a premises license at the River Wye Activity Centre in Glasbury.

When issues have arisen over the last 2 years, some of which we deemed to be quite dangerous, we have been unable to locate staff on these occasions to raise concerns. Therefore I feel that there

may not be adequate staff on site to deal with complications arising from the consumption of alcohol or continued consumption if allowed to purchase for takeaway.

Part of the camping area is within 10 metres of neighbouring properties and within 3 metres of the retirement bungalows. This already proves very noisy and public urination has been witnessed. I fear that frequency of these incidents may increase with the sale of alcohol.

There was an incident in the early hours of 26th July 2020 with a large group staying in their bunkhouse, during a time when covid restrictions in Wales did not allow for such large numbers to share facilities. This incident involved armed police, who were called out to search for someone carrying a knife while trying to gain access to residence with children asleep inside. This person was reported to be under the influence of alcohol/narcotics and was very distressing for the family involved. It has also had a negative affect on everyone living nearby who no longer feel safe in this previously quite village.

During the Summer of 2020 the cafe onsite at the activity centre was selling alcohol, believing that it was legal to do so alongside the sale of food. This led to people walking around the village while carrying and consuming alcoholic beverages purchased from there.

The Bont at Glasbury is easily accessible from the river Wye Activity centre and is already greatly littered with rubbish during the summer months. Anyone taking beverages from the activity centre to sit alongside the river may increase the amount of rubbish left behind.

The River Wye activity centre is currently applying for a certificate of lawfulness for existing use as an outdoor education centre. I feel that if they are indeed an education centre then an alcohol license would be unethical as their main demographic would be children.

Lastly, we already have a number of licensed premises in Glasbury which is more than ample for the size of the village. Diverting some of the alcohol sales from these places after such a difficult financial period would be unjust.

Thank you for taking the time to read my concerns.

Yours Sincerely
Kimberley Kilner

Objection 13.

I would like to appose the license for serving alcohol at the above location. With the reasons listed below.

1. We live within 30m of the camping site, and have had many nights with loud noises interrupting sleep.
2. We have witnessed people urinating against the walls.
3. They were selling alcohol with no license last summer.
4. We have been woken by a person intoxicated with alcohol and drugs, in the early hours of the morning when he was climbing to get into neighbouring house. Apparently carrying a knife, armed police were at the scene.
5. On many occasions we have noticed the smell of cannabis whilst walking the dog, coming from the Center.
6. With all the above in mind, this camp site backs onto an elderly bungalow complex, with only a small 3ft wire fence separating all the campers from the residents, who every evening are witness to all of the above.

7. I would also like to point out that we have already have 2 licensed establishments in our very small village, along with a local garage who also sell alcohol for take away purposes. Granting this license would impact these establishments massively, and with being closed for almost a year with the pandemic the last thing they need when pubs re-open is more competition to impact there businesses.

Yours

Lee Thomas

Objection 14.

I would like to object most strongly to the above application.

Whilst we have welcomed the use of Glasbury House as an activity centre we have little faith in the people running the facility to act in a proper manner

Last year even in the midst of the pandemic there were many complaints about loud noise and unruly behaviour and this will only get worse with alcohol sales.

The house is in the middle of a residential village and all sound carries and the owners be shown scant concern for the local residents and their feelings.

The village has two pubs and guests should be encouraged to support those premises where they have exhibited proper management of alcohol sales.

Please can you keep me up to date with this application.

Tim Scanlan

Objection 15.

I would like to oppose the application for an alcohol license for the River Wye Activity Centre in Glasbury. Please see below reasons for opposing

1 - The unearthly behaviour and language coming from the site last year when no alcohol was supposed to of been being served was unacceptable. We encountered people urinating against the walls surrounding the site which looks out on to public car park area and road. Also in full view of vulnerable elderly people in their homes.

2- An incident on the cul de sac we live which involved an intoxicated individual climbing up on top of a neighbours wood shed shouting I'm being chased by someone with a gun. This was early hours of the morning resulting in armed police being called into the area. Never an apology from the owners. The long term effect on the Children from that has been awful to witness.

3-Concern for the vulnerable individuals who live right next to the activity centre. There are wardened bungalows and the people living here require extra support with day to day living and protection. How is this safeguarding vulnerable individuals allowing alcohol to be unmonitored and served readily on a site so close to people who are so so vulnerable.

4- Concern for the River Banks alongside the activity site. People staying at the campsite last year left numerous quantities of litter inc alcohol cans and bottles on the river banks as they were witnessed several times jumping the wall over the bont side to sit on the Riverside. Once alcohol is readily available this will add to the rubbish and add the toxic waste into the river.

5-We already have 3 places to purchase alcohol in a small village who I am sure after the last 12 months will desperately require support to continue their businesses.

6- The company can say all they like it is for only on site purchase but after events witnessed there last year there appears to be no rules or respect for the area environment or residents who are here all year round living from owners or guests

I will also be writing to local Councillor and environmental agency.

Regards

Objection 16.

I strongly object to Powys authority approving a new premises licence for the River Wye Activity Centre .

The Centre opened about 3 years ago. Holiday makers using the Centre's facilities stay in their own tents or caravans. These holiday makers frequently urinate and defecate in the fields and encourage their children to do the same. Residents have been seen defecating against the perimeter fences, and they are throwing faeces into the bushes and trees that form the boundaries of the areas of the Centre and the bungalows of the residents of Glas-y- Bont. The residents are elderly and some have disabilities. All these breaches of public health happen within 50 feet of the bungalows perimeter.

I understand that the same concerns about breaches of public health were reported to the Powys public health department in 2019. My local councillor Mr Gibson-Watt kindly visited me to discuss the concerns of all residents in this block. It is very disappointing that it appears that nothing was done.

I have no information about how many visitors are allowed to stay within the Centre grounds, but on numerous occasions I have counted a dozen caravans and about 20 tents. Sometimes there's a lot of noise from the Centre's visitors but I appreciate that they are on holiday.

I understand that the licence under discussion is for alcohol. However it appears that the Centre management has limited respect for complying with acceptable and safe health and safety practice for ALL members of the public. In light of the numerous previous breaches of public health, how can Powys authority be confident that the River Wye Centre will be able to comply with public health requirements when there is an increase in customer footfall that will be created by the licence being granted.

Evidential photographs are available on request.

Objection 17.

Thanks for your reply. As a local resident I am AGAINST this alcohol licence application. During the summer month Glasbury House gets extremely busy with huge numbers of guests. A lot of these people come onto the common and light fires and gather. This has a negative effect on the wildlife. Also Glasbury house guests use canoes outside of the Powys CC stated times and I feel this problem will get worse if the premises has an alcohol licence. Each summer there are a lot of problems between Glasbury House guests and local residents. I strongly feel that an alcohol licence will make these ongoing issues worse and anti social behaviour will continue and potentially worsen

Yours

Huw Matthews

Objection 18.

We would like to oppose the alcohol license for River Wye Activity Centre Ltd. We live directly opposite the grounds that they are using for their camp site which also backs onto the elderly peoples bungalows of the village.

Last year we encountered many a sleepless night because of noise from the campsite and while we are all for people on holiday having a good time and enjoying themselves I'm sure you will agree that seeing young men and women urinating outside my daughters bedroom window and having a very strong smell of cannabis wafting into our garden is totally unacceptable.

There was a stag party staying at the campsite last year which resulted with the armed police arriving in our quiet cul-de-sac in the middle of the night to deal with a young man carrying a knife and climbing onto our neighbor's roof who have two children, which was very frightening and upsetting for them.

We already have three licensed establishments in Glasbury which is ample for the size of our village and from which there is never any noise or trouble but since the activity centre have been serving alcohol without a license we are increasingly worried and nervous especially as the summer months are coming.

Yours sincerely

Andrew and Rita Prendergast

Objection 19.

I am writing to formally object to this proposal for the sale of alcohol at these premises.

We have ongoing problems with Glasbury house with hundreds of people camping on land surrounded by private houses, and a Bar/off license on site could well make things a lot worse.

Also there are other businesses in the village which could well suffer loss of revenue.

Kind regards

T Goodwin

Objection 20.

I write object to the prose sale of alcohol at Glasbury House.

The sale of alcohol is undesirable for the following reasons:

1 The business model pursued by Glasbury House in 2020 in the form camping in the grounds of Glasbury House was a disaster from the point of view of residents in glasbury village. During the spring and summer there were many nights of loud disturbance caused by crowds of drunken campers, in particular caused by male stag parties.

One stag party resulted in a camping reveller stranded on the roof of a local house. The anti terrorist squad was called. The person in question had been drinking at glasbury house.

The previous owners of glasbury house had accommodated a small number of young children camping from cities with no experience of rural Pursuits. The present owner offers camping to adult persons with money to spend, and with no observable limit to the number of campers. The centre's grounds become grossly overcrowded.

2. the level of noise from these numerous campers through the nights last year caused frequent loss of sleep to many neighbouring residents, many of whom do a full day's work..

3. The inebriation of the campers led to frequent verbal abuse of village residents who remonstrated against their anti social behaviour to no avail. Many residents live directly adjacent to the grounds of Glasbury House where the camping takes place

4. The limit on the proposed sale of alcohol to 21 30 hours would in no way reduce or prevent the continued drinking through the nights.

5. In 2020 the campers were obliged to buy alcohol from Glasbury Garage, or more cheaply from the Spar and Coop in Hay. The Garage and Supermarkets are at some distance from Glasbury House, and close at 19 hours, and thereby restrict the sale and use of alcohol.

6. In 2020 the campers at Glasbury House illicitly started fires on the

Adjacent river bank, called Glasbury Point, leaving

Litter, especially empty beer and cider cans and bottles. This river bank is a haven for wildlife. This kind of unnecessary and illegal disturbance affects breeding during the spring and summer. In this particular area are located breeding otters, swans, egrets, ducks, water voles, sand martins, cormorants and Reed warblers. No control by the management at Glasbury House is exerted over the behaviour of the adult campers.

For the above reasons I strongly object to the Proposed sale of alcohol at the River Wye Activity Centre at Glasbury House..

Yours sincerely

Mrs Diana Blunt