

The Planning Inspectorate

Room 3B Eagle Wing

2 The Square,

Bristol BS1 6PN

Your ref: APP/X1735/W/23/3335266

Dear Sirs,

We wish to make the following comments on the points raised by the statement and third party representations:

Our initial planning permission in 2010 was for 80 covers (48 inside and 32 outside). We have found over the years that this limitation causes us problems and affects the viability of our business. During the summer months, when the weather is fine, people would normally prefer to be outside and during the winter months, people would prefer to be inside and the limit of 48 is very restrictive.

We do occasionally hold charity quiz evenings and other functions and one of our planning conditions is that all seating must be inside during the evening. To restrict the numbers for these events We have permission to open 3 evenings per week but our evening openings are very infrequent, and in fact over the last year we have only been open during the evenings on 13 occasions. We do advertise catering for small weddings and birthday parties but we do not allow amplified music and have made arrangements with our local hotel to host any evening discos that weddings may require. We realised that providing amplified music could be unacceptable to our neighbours.

We must also emphasise that the Tea Room is adjacent to a working dairy farm and there is considerable noise associated with the farm. From 5am in the morning, when the cows are first milked, until 10pm at night when the milk tanker collects our milk, there are frequent traffic movements and machinery working. The area is not always tranquil and peaceful.

We, and the family, have lived in the village all our lives, and we feel we have a good relationship with most of the residents, who support the farm and the Tea Room. We do not want to upset anyone, but feel that the viability of our business is in jeopardy unless we have more flexibility with the number of customers that can be seated in the different zone areas.

Yours sincerely

Mary Pike