

[REDACTED]

APP/23/00102

APPEAL REF APP/X1735/W/23/3335266

APPELLANTS NAME PIKE

We are responding to the Appeal for the latest Tearoom APP/23/00102 and would like this added to our strong objections.

Our home is [REDACTED] severely affected by the continuing noise submitted from the tearoom and education centre/museum, during opening hours in summer.

The initial application was passed, fitting on the footprint of the original stable/barn, The farm owners said it would benefit our rural tranquil village acting as a social hub for locals to meet and enjoy the peaceful settings. A space for artists and creators to showcase their work, a museum portraying the old ways of a working farm, a collection of interesting farm implements and an education centre for visiting schools. NONE of this ever happened. A few pictures on the walls does not make a museum, despite farm owners receiving a HUGE grant to make this possible. A few school visits were made to the dairy farm, not the museum or education centre because it never happened, just an over fill of tables and chairs. In fact, fewer than a dozen art-trails and exhibitions have materialised since they opened over ten years ago!

Instead, they have often used the barn as a party/wedding venue, where bookings can be viewed and made on their wedding planner website. This is yet another disregard to the planning enforcement teams and the neighbours just metres away. Even without the thumping discos that have occurred we are unable to really enjoy our outside spaces during the summer months due to the excessive amount of human noise, indeed humans when eating/drinking/laughing do emit high levels of sound especially as numbers increase with addition of children/dogs barking/phones/car-doors slamming and alarms. In fact, it's an endless drone that seeps right into our homes.

When permission was gained to increase customer numbers with another huge extension we were informed noise levels would decrease as more customers would be seated inside. Utter rubbish and another pack of lies. Instead, they are now asking for up to 100 outside.

We have over the years submitted endless complaints to HBC, about the breaches to planning regulations, misuse of barn and outside spaces. [REDACTED]

[REDACTED] We have been told that this is to be investigated.

My working office space is at the rear of our home; during the summer months I open the bi-folding doors to enjoy fresh air and the sound of nature. This halts when tea room customers arrive.

The farm owners now state their working farm emits loud noises day and night similar to any noise from the tearoom. [REDACTED] we know this is not true. We do not find working noises from the farm to be a problem, these are quite distant across the meadow but continuous noise from the tearoom just meters away, we do. For example, this may be from a children's party with excited kids screaming as the play games etc. or loud, rowdy customers having consumed excess alcohol on-site at an evening party (we can provide video evidence if required).

The other properties to the northern side of the farm are all owned/occupied by family or staff; unlikely to complain!

On many occasions we have spoken directly to farm owners to point out that planning restrictions were being blatantly ignored with resulting consequences of unacceptable noise impending into the heart of our home life. The response has been "well move then" What a thoughtful response.

Last July 8 huge very unsightly old potato crates were placed by the farm owner a metre from our northern boundary fence, which now blocks our view of cows and meadow and takes light. We were informed they would stop excess sounds from their tearoom! 6 months on and clearly useless they remain. We did politely

request by email that these should be removed. The following email was the reply:

> Hello [REDACTED]
> I am prepared to take the boxes away on a couple of conditions.
> 1. Your house appears on the market within a month
> 2. I have seen your comments and reactions on social media about that tearooms and that needs to stop.
> If you can confirm you are happy to move forward with these conditions then I will remove the boxes but they will be put back if they are not followed.
> James Pike

We have sought legal advice on this issue. In law, an unwarranted demand which was made with “menaces”, with intent to cause loss to another party and/or with personal benefits - as per section 21 of the Theft Act 1968. We do intend to take legal action on this.

This latest planning application has been turned down following the case officers very conclusive report we strongly agree with every reason why this was rejected.

We would welcome the use of the barn as a functioning gallery show-casing artists work and alike, opening weekends and evenings with different artists/speakers every week/month. A real destination of interest, not just another oversized boring tearoom. Hayling has enough of these. the extra opening hours already granted, could provide more income without omitting excess sounds, keeping within the total customer numbers currently permitted.

As a final reminder we are still the same home-owners that were promised our rural retreats would never be compromised. The tearoom owners by their own admittance have said they are happy with their extra income. They could really improve this venue with a little imagination, no need for increasing head count, enough is enough: stop being greedy.

We would be pleased to welcome the case officer to visit our gardens to appreciate first hand how the noise disturbance now affects what was once our extremely special, tranquil & peaceful setting.



PS: Today May 11th the tearoom opened its car-park gates at 9.20am when customers went inside, 40 mins before the permitted time! Everyday it's another breach.