

ANNEX D

LIST OF OBJECTORS

Jennifer Maiden (Welshpool)

Mr and Mrs N Bufton, (Coedway)

Trevor Porter (Coedway)

Gaynor Porter (Coedway)

Steve Eccleshall, Clerk to Bausley with Criggion Community Council (Coedway)

Emma Rhodes (Coedway – attached to premise application site)

Gill & Alan Rudge (Coedway – next door to premise application site)

Councillor Lucy Roberts (local Councillor)

Roger Greenslade (Coedway)

Andy Neal (Coedway)

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Councillor Lucy Roberts (local Councillor)

Roger Greenslade (Coedway)

Andy Neal (Coedway)

Natalie Jones

From: Jennifer Maiden [REDACTED]
Sent: 11 June 2022 11:49
To: Licensing
Subject: Fwd: Objection to a application for premises licence.
Attachments: 20220610_124043.jpg; 20220610_123955.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

----- Forwarded message -----

From: Jennifer Maiden <[REDACTED]>
Date: Fri, 10 Jun 2022 at 23:16
Subject: Fwd: Objection to a application for premises licence.
To: <[REDACTED]>

----- Forwarded message -----

From: Jennifer Maiden [REDACTED]
Date: Fri, 10 Jun 2022, 23:08
Subject: Objection to a application for premises licence.live

Dear Sir.madam.

I Jennifer Maiden of [REDACTED] Welshpool Powys [REDACTED]
Formally object the the application for a premises licence.
Made by Green lizard Brew Co Ltd.
Premises The Barn Tan-y-Bryn Coedway.
Near Welshpool. Powys SY5 9AR.

I have been a tenant at the Barn business Park for over 30 years.

So know first hand the issues that need serious consideration regarding this application.

I object because the Brewery is attached to a private residential property with other close residential properties very close with young children.

This especially with being open until 11 pm 7 days a week will cause noise neusement and impact upon peoples privacy.

With being located within what is a old Dutch Barn with plastic membrane on the roof and no EPC

I don't feel this is suitable for food or alcohol production and

I cannot imagine it staying as Nano Brewery for long.

Once the estate of the late Christopher Dix who passed away in February 2020 is finalised by his executors.

And Mr John Dix proceeds with the development of his recently acquired land.

Currently the business Park has 12 business units rented out not 7.

So can at times be very very conjested and dangerous with parked vehicles and members of the public navigating around them.

The roads extremely dangerous and there have been multiple accidents including fatal ones on that stretch of the B4393.

And the entrance is in a hollow making it difficult to exit safely.

And there is a pedestrian foot path over it. Actually a busy foot path with holiday makers from the local Severn oak caravan park of 130 units and a lot of new builds properties.

It's only a matter of time before someone else gets badly hurt

I know the local parish council have concerns regarding this.

And councilor Lucy Roberts.

Has highways been consulted about this?

This Brewery was registered as trading from this address on 22/10/21.

And is well advertised on social platforms Instagram.

Although I am not opposed to progress I am aware that it takes 5 gallons of water to produce 1 gallon of beer.

So where and how will the waste be deposited of?

Have Natural resources Wales been consulted about this?

The licencing application notice is located on a door inside the business Park

Away from the entrance.

So only visible to people who actually use the business Park.

And because of its location not visible to the wider public because the gates are locked out of hours. And if the unit doors are open cannot be seen.

This means people may not have the opportunity to debate there concerns in a fair manner

Please see attached photos.

As no planning application has been made for change of usage nobody was aware of what the true extent of the Brewery's plans were.

And this has meant genuine concerns haven't been voiced nor addressed

There is only one unisex toilet for the entire business Park and customer's.

On Powys County Councils website it says the applicant unit 2.

Unit 2 is currently occupied by Coedway butchers.

So will Coedway butchers be connected to this Brewery?

It then refers to unit 12.

But the address classed as being Shropshire not Wales

This needs clarification.

A copy of this is attached

In addition to all the above i had been under the impression that there was a conveyance on this property with certain conditions attached which possibly make this application unlawful.

Yours Sincerely

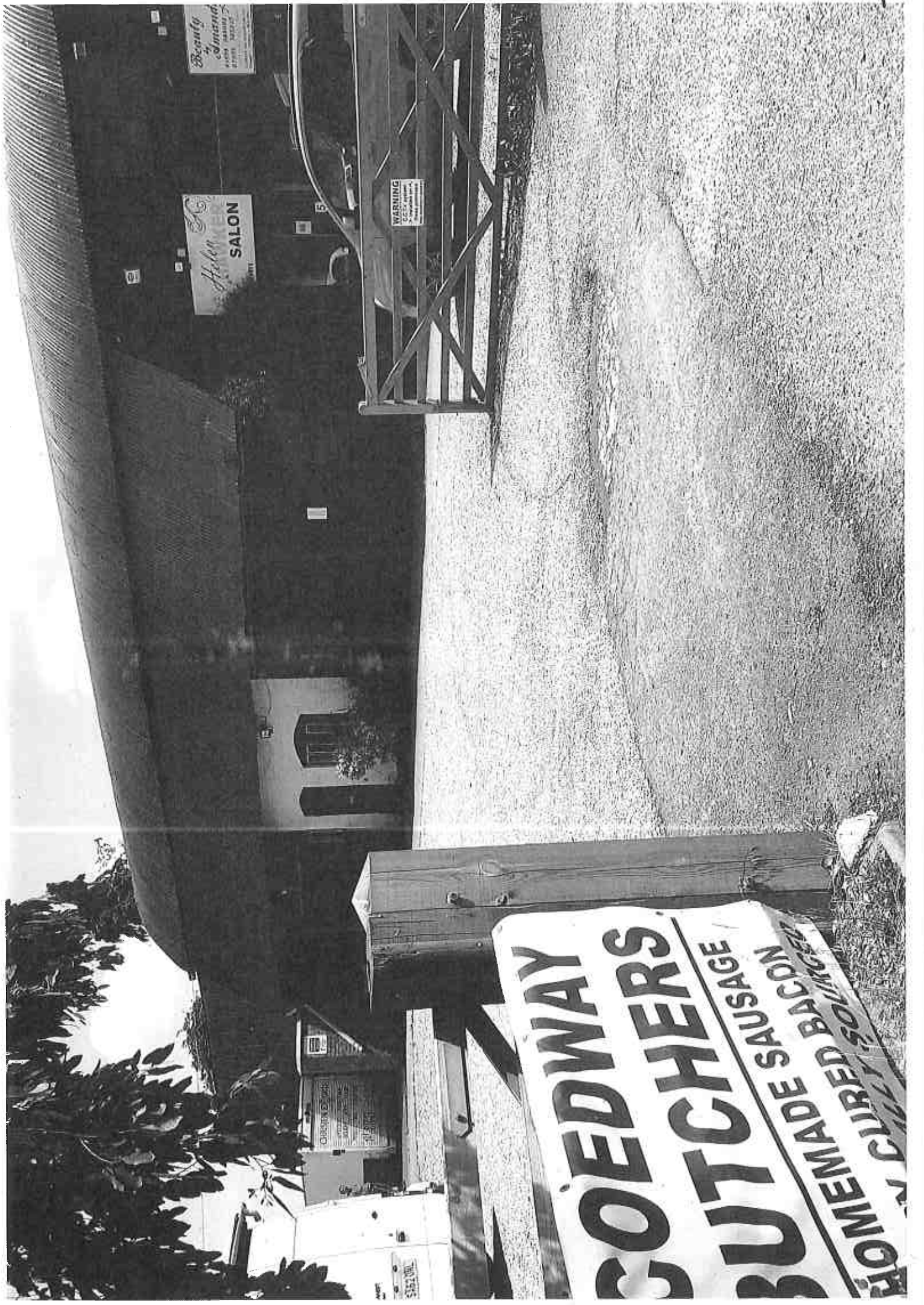
Jennifer Maiden



Application.txt



20220606_114939.jpg



Beauty to Demand
HAIR SALON
1234 MAIN ST.
555-1234

Helen's
SALON
1234 MAIN ST.
555-1234

WARNING
DO NOT FEED
CATTLE
OR OTHER RUMINANTS

COLEDWAY
BUTCHERS
HOMEMADE SAUSAGE
COUNTRY SOWBRED

COLEDWAY
BUTCHERS
1234 MAIN ST.
555-1234

555-1234

PROPERTY OF
THE U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250
OFFICE OF LAND MANAGEMENT
DENVER, COLORADO 80202

SECTION	TOWNSHIP	RANGE	ACRES
36	10N	6E	360
35	10N	6E	360
34	10N	6E	360
33	10N	6E	360
32	10N	6E	360
31	10N	6E	360
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2	10N	6E	360
1	10N	6E	360

Natalie Jones

From: JACKIE BUFTON <[REDACTED]>
Sent: 09 June 2022 18:35
To: Licensing
Subject: Objection to alcohol license

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir/Madam,

Ref: Rhys Jones, Green Lizard Brew Co, Barn Business Park, Coedway, SY5 9AR

We wish to **OBJECT** to the alcohol licence application at the above premises.

My husband and I have an interest in this application as we live 100 yards away from this location with our children.

The first area of concern that we have would be the obvious noise nuisance and disruption it would cause from people coming and going day and night, especially as they want to sell alcohol 7 days a week till 11pm, so there will be the possibility of antisocial behaviour, who will have no respect for the residents and the surrounding countryside.

Another serious concern is also the traffic, it is already quite busy now with the summer months with cars and lorries coming out of the small Business Park, as on occasions as I have indicated to turn to go in to our property drivers think that I am turning in to there, so there are just pulling out in front of me, I have had some near misses! Drivers already speed and overtake near there so an influx of extra vehicles this would cause (as they are already in the process of building a large car park at the rear in the field) would be detrimental as we have walkers and cyclists, young and elderly, and as a parent to 2 teenage sons who regularly cycle it would be another serious worry and also for the other parents who live in the village with children.

Coedway is not a town, it is a small village, as we already have the Old Hand and Diamond Pub about 200 yards away and Brook House Farm Caravan and Camp site approximately less than half a mile away, which also sells alcohol, by allowing another source of alcohol within such a small proximity would also be a worry, with people, who are not always locals, coming back and forth and stumbling out or driving drunk, this would be dangerous and not in the best interest of the residents who live in this lovely village.

The applicant has complete disregard for the opinions of the residents of our village as they have already started building works in the knowledge that this will go ahead, there is noise from diggers at any time of the day, in the week and weekends.

We have lived here for 12 years to enjoy the peace and quiet of the countryside, in our day job we have the stress of owning a very busy company and value coming back home to de-stress in our garden, especially after my husband had a heart attack, having this application being put forward is already affecting our mental health with the worry of it, and is in no doubt it is also having, and will have, a mental health impact on the other residents if this granted who also value the peace, quiet and the beauty that our countryside provides, and who live here for just that reason.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours Faithfully
Mr and Mrs N Bufton

[REDACTED]
Coedway
SY5 9AR
[REDACTED]

Natalie Jones

From: Gaynor Porter <[REDACTED]>
Sent: 10 June 2022 13:55
To: Licensing
Subject: Re: Objection

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

FAO Natalie Jones

We write as a concerned community (signed below) regarding Rhys Jones application for a Premises Licence at Barns Business Park, Coedway.

We feel the need to inform you that there are issues with this application which have been brought to our attention that you should be made aware of.

The applicant has indicated that the premises would be an off licence. Such terminology would conjure up an image of people arriving, collecting their drinks and leaving.

This belies what local people have heard him state in private, where his actual intentions, it seems, are to create indoor seating areas for entertaining customers. We are led to believe that he is already implementing this, as we are informed work is being undertaken.

The applicant's acquisition of a portion of agricultural land adjacent, we are led to believe, is to make provision for seating and tables. Mention has also been made of an ornamental pond and possibly a car park. Again a visit to the site will reveal that the land has been cleared also creating a separation, between it and the rest of the field in preparation. From afar, earth can be observed piled high, which may have been excavated for a pond (as has been stated to concerned residents) although this is conjecture as we do not have visual proof from different aspects nor vantage points.

The items mentioned are a contradiction in what he has actually applied for.

The word Nano, which we believe how they describe their brewery, indicates it would be smaller than a micro brewery. This is the type of verbiage where intent is made to be so insignificant as to not make it anyones concern. The bigger picture to local residents is that once a foothold has been made, a series of permissions will be sought to expand what is there. This may seem fantastical but when he owns the land and already has tenants, it doesn't take two and two to see what this whole thing may evolve into if he is allowed to ride roughshod over councils decision making process, from which none of us are exempt, involving the environment, planning and licensing. We feel if he is to continue with this course of action, it is sending a message that the council will let people do as they please, and before long this could snowball into creating more problems in different parts of the county.

I mention the environment as we have also been led to believe that a tank of hazardous liquid, used for stripping down furniture, has been disposed of by a pipe that leads into a watercourse on or around April 23, 2022. I believe the environmental agency should investigate as such substances should only be removed and disposed of by a certified company. If it has been legitimately removed then the applicant should have the relevant paperwork to prove it.

The ramifications in the increase in traffic should also be mentioned. The speed limit is 50 mph. The road is straight giving more impatient drivers an opportunity to overtake quarry and milk lorry's that are already in excess of the speed limit. A check on 30mph speed cameras on the same B road will give you an indication that we are already on

a race track. The addition of what we believe Barns Business Park will eventually evolve into will only add to the whole sorry mess.

The resultant light pollution from decorative lighting that generally adorns pubs, clubs and garden areas should also be considered.

In conclusion, you may believe that the applicant is giving off all the right sound bites, but his behaviour in private tells a very different story.

Thank you for your time in observing my objections.

Yours sincerely, Gaynor Porter

On 10 Jun 2022, at 12:13, Licensing <licensing@powys.gov.uk> wrote:

Licensing confirms receipt of your Representations.

They appear to be on the grounds of public nuisance, stating it is close to your home. If you wish your application to be considered, I would advise expanding on your concerns, providing evidence or at least more detail on the concerns.

I am aware that we spoke in length on the telephone, but I require written representations to be able to consider them.

I have also sought more information from the applicant, which I hope to share with you as soon as possible.

The closing date for Representations is 16th June.

Kind Regards

Natalie

Natalie Jones

Licensing Officer

01597 827389

From: [REDACTED]
Sent: 07 June 2022 20:17
To: Licensing <licensing@powys.gov.uk>
Subject: Objection

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi, please accept this official objection to the application below which is dangerously close to our quiet home, which we want to keep that way. We have only just learnt of this application or we would most certainly have objected sooner and as the notice is not visible from the road, could have easily gone unnoticed!

Application for new premises licence

Applicant:

Rhys Jones , Unit 2 The Barn, Tan Y Bryn, Coedway, Shrewsbury, SY5 9AR

Premises:

Green Lizard Brew Co - (Unit 12) , The Workshop, Tan Y Bryn, Coedway, Crew Green, Shrewsbury, SY5 9AR

Activities:

- **sale of alcohol** , 12.00 - 23.00 (mon - Sun) [at location] / 00.00 - 23.59 (online sales)

Please let me know asap if I need to do a different official objection as we are most concerned!

Natalie Jones

From: Trevor Porter [REDACTED]
Sent: 10 June 2022 15:41
To: Licensing
Subject: Premises Licensing Rhys Jones

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

FAO Natalie Jones

We write as a concerned community regarding Rhys Jones application for a Premises Licence at Barns Business Park, Coedway.

We feel the need to inform you that there are issues with this application which have been brought to our attention that you should be made aware of.

The applicant has indicated that the premises would be an off licence. Such terminology would conjure up an image of people arriving, collecting their drinks and leaving.

This belies what local people have heard him state in private, where his actual intentions, it seems, are to create indoor seating areas for entertaining customers. We are led to believe that he is already implementing this, as we are informed work is being undertaken.

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The items mentioned are a contradiction in what he has actually applied for.

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I mention the environment as we have also been led to believe that a tank of hazardous liquid, used for stripping down furniture, has been disposed of by a pipe that leads into a watercourse on or around April 23, 2022. I believe the environmental agency should investigate as such substances should only be removed and disposed of by a certified company. If it has been legitimately removed then the applicant should have the relevant paperwork to prove it.

The ramifications in the increase in traffic should also be mentioned. The speed limit by the site is 50 mph. The road is straight giving more impatient drivers an opportunity to overtake quarry and milk lorry's that are already in excess of the speed limit. A check on 30mph speed cameras on the same B road will give you an indication that we are already on a race track. The addition of what we believe Barns Business Park will eventually evolve into will only add to the whole sorry mess.

The resultant light pollution from decorative lighting that generally adorns pubs, clubs and garden areas should also be considered.

In conclusion, you may believe that the applicant is giving off all the right sound bites, but his behaviour in private tells a very different story.

Thank you for your time in observing our objections.

Yours sincerely,

Trevor Porter
Sent from my iPhone



Bausley with Criggion Community Council

Objections to Licensing Application tan Y Bryn Barn SY5 9AR – The Green Lizard brewery Company.

Councillors met on 13th June 2022 and discussed this matter after it had been raised by concerned residents.

Advised by residents of five adjoining neighbouring properties that they have submitted Objections to licensing re: noise, over development, inappropriate location, high way safety, additional traffic, late night visitors, extensive opening hours, covenants in place, no consultation, license not posted correctly. etc believe other objections sent in

Procedurally

- 1). Residents state the notice of application was not posted until about 10 – 12 days previously, (Not 28 days as proscribed) the notice is posted on a door, which during opening hours is folded back and cannot be seen, and when the door is closed – showing the notice – it is about 40 – 50 ft from the entrance / road / footway and is blocked by a barrier preventing access to the site. It appears the notice has not been displayed properly. There is photographic evidence to support the mismatch in dates.
- 2). Section A shows only “second” individual – should that should show all the applicants?
- 3). Section B states other applicants if a joint venture – but no details given of any other parties despite it being clearly a joint venture?
- 4). Part 3 states premises to start from 6th May 2022 which seems to pre date the application?
- 5). General description states “NANO BREWERY WITH TAP ROOM ON SITE. ALSO SELLING ONLINE”. This suggests the Tap room is main venture with online sales as a secondary avenue.
- 6). No details given re production quantities, size of facilities, how many customers can be catered for, no mention of exterior seating / area for customers.
- 7). All Boxes A – I are left blank with no indication of likely activities
- 8). Box J states sale of alcohol both ON and OFF , 7 days a week, 12.00 – 23.00hrs and 24 hrs a day for online sales.
- 9). BOX K states “NO ENTERTAINMENT AT PRESENT WILL NEED TO UPDATE IF BUSINESS REQUIRES IT LATER ON”
- 10). The application contains insufficient details and has sections blank which were mandatory i.e. section L, is the application considered to be properly submitted?
- 11). BOX M part D states that “INSTALLATION OF SOUND PROOFING INCLUDING SOUND LIMITATION DEVICES, EXTERNAL LIGHTING TO ENSURE SAFE EGRESS, REGULAR COLLECTION

OF LITTER IN THE VICINITY" this seems to admit that it is anticipated that there will be extra noise, there will be light pollution and there will be extra litter.

Points 1 – 4 and 6, 7 and 10 suggest there are issues with the integrity of the application and therefore is it a legal application?

In relation to point 5 above. Licensing have supplied further information from the Brewery Directors, supplied to them very late last week, regarding brewing capacity, intention of 30 people onsite, food etc but none of this information is available to residents and the community and therefore it is impossible for them to make a considered decision without all the information. This again questions the Application as it is clearly incomplete.

The concerns of the councillors and Community that have come forward are:-

- The notice did not appear to have been posted in the correct manner on site, thereby immediately rendering the process at fault,
- The application contains insufficient details and has sections blank which were mandatory i.e. section L, is the application considered to be properly submitted?
- Further information supplementing the application from the Applicants was not immediately available to the "Community" and therefore how could any balanced decision be made, on the scant facts in the original application,
- The site sits on a busy 50mph stretch of the B4393 where serious accidents have occurred and is a regular concern of Powys police and Coedway Speedwatch. The entrance to the site does not give adequate vision each way and is currently of concern – more traffic entering and leaving the site would pose more concerns,
- The property borders residential properties and is physically attached to one of them, raising concerns to residents over noise, smells, disturbances, late night visitors, potential public order, light and sound pollution, impact on the local environment, disturbance of protected wildlife i.e. Bats
- The units normally closed to the public at 6pm, and normally not open on a Sunday, an increase in hours to 11pm, 7 days a week next door to residential properties, seems excessive,
- This is not just an application for a brewery, but is clearly intended to be a licensed premises / Public House, which is not what the neighbours want or the local community need,
- There is already an established Licensed premises approximately 700 m away – the Hand & Diamond, that this Licensing application would be in direct competition with – after the impact on the hospitality trade because of the Pandemic, Councillors viewed this as unnecessary competition,
- There is an existing empty licensed premises (The Fir tree) approximately 1 mile west of Coedway, which has already proved suitable for such businesses and presumably has the infrastructure in place to accommodate a Nano brewery and in its day received good local custom.

You have explained that only some issues are considered by Licensing, but there are major concerns from Community Councillors and Neighbouring properties regarding, safety on site, disposal of waste, management of customers and staff, fire safety, integrity of the structure etc let alone whether there are planning permissions, change of use, building regulations, the need for Health & Safety, Environment Agency, National Rivers Wales, Highways etc.

In addition, legally, the applicants do not have tenancy at this time, the occupier does not have a legal charge over the land and has been instructed 3 times to cease all activities on the site. The directors themselves have admitted in writing that they have been misled by the Occupier and believed that all residents were in favour and that their original plans were purely for a Nano brewery with Online sales, but this was hijacked by the lands Occupier who drove them on to increase the scope of their application. They have stated in writing that this person will no longer be a director of their company.

Taking all this into account, and highlighting all the discrepancies that are documented both by Powys, the Community Council and Residents, none of this gives confidence in this licensing venture at this stage to the residents and community.

We argue this Application should be refused. The applicants would be better suited to withdrawing this application or it being refused, and then meeting with the local community and establishing common ground and then submitting a FULL Licensing application that allows all parties to clearly know the scope of the application so that all parties can abide by the agreed terms.

These are the documented views of All the Community Councillors - Bausley with Criggion Community Council. Minute 039/2022 refers

Yours sincerely,

Steve Eccleshall,

Clerk to Bausley with Criggion Community Council

[REDACTED] Crewgreen, Shrewsbury, Powys. [REDACTED]

Mobile: [REDACTED]

email: [REDACTED]

Natalie Jones

From: Emma Rhodes <[REDACTED]>
Sent: 09 June 2022 12:14
To: Licensing; [REDACTED]
Subject: Green Lizard Brew Co, Barn Business Park, Coedway SY5 9AR
Attachments: 20220609_101106.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

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I am 100% in disagreement with the plans to have alcohol being sold or served from the premises of the Barn business park. There is a covenant on that property that states there should be NO work on the property on a Sunday and also there should be NO work of an evening, this property is actually attached to my home where we have small children and the noise that we already have to put up with coming from the property affects us directly. The road outside our house is a road that has seen serious accidents and many near misses, more traffic coming from this premises is of great concern to us.

Mr Dix has told us previously that he is planning an outside seating area to accommodate his plans which suggest that this licencing application is not just for off sales of alcohol. I do not understand why the hours suggested are midday to 11pm as these sound more like pub opening hours to me.

I am also aware that he is renovating the inside of the Barn to provide indoor seating which again sounds like a pub to me!! Literally 2 inches on the other side of this steel wall is where he seems to be building his bar!!

Having strangers wondering around outside our home late at night is also of great concern to me as a mother. Although the licensing application doesn't state many details, in the past 12 months Mr Dix has told us numerous times of his plans to expand the site and I think this licensing application is very misleading!!

As an immediate neighbour to the premises I was not aware of the plans as the notice is tucked away behind a door and seems to have only appeared recently...



Natalie Jones

From: Gill Rudge [REDACTED]
Sent: 08 June 2022 16:41
To: Licensing
Subject: Green Lizard Brew.Co

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Re: Green Lizard Brew.co. Barn Business Park . Coedway. SY5 9AR

I am writing concerning the application for the above property. My husband and I were the previous owners of the above property and still live in the property next door. When we sold this property to Mr Chris Dix there was a covenant placed on the yard for no working on Sundays and late evenings. If you check this is still in place.

We also have concerns over noise from an outside bar open until 11pm. And the problems with the traffic. We have witnessed crashes on this stretch of road and also experience the near misses. There will also be an extra car park which is being built at the moment with plans for a pool and what looks like a beer garden.

There is also concern over where the waste from the brewery will go as the the ditch behind our house and the barn has already been blocked off and piped which leads to the brook then the river.

We have only found out about this application by accident as the notification is not outside the premises but inside on a door. Which when the premises are open cannot be seen. Only visible when the premises are closed and the doors shut. I also doubt very much that this notification has not been up anywhere near 28 days!

I also understand that the business is still in the hands of the executors following the death of Mr Chris Dix and the owner of the yard has yet to be determined.

Your fathfully...Gill and Alan Rudge.

Sent from my iPad

8.

Natalie Jones

From: Councillor Lucy Roberts
Sent: 14 June 2022 07:39
To: Licensing
Subject: RE: Re: New Premise Licence application - Green lizard Brew Co (nano brewery)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Natalie

Good Morning,

I would like to raise concerns about this application for a number of reasons.

Firstly, the application does not contain enough information to be able to assess it's local impact effectively. There is a lack of information about how much beer will be produced and what % will be sold on line compared with that sold on site.

The site currently has very limited car parking and the entrance off the main highway is unsafe for an increased volume of traffic coming and going from the site. Traffic passes the entrance at speed.

The brewery and tap room will be housed in a corrugated iron barn which adjoins neighbours gardens. Noise is likely to be an issue for these, and other neighbours, particularly given the 7 day a week, mid-day until 11pm opening hours.

I would like to see this application rejected and a fresh one made with much more detail so that its impact on the local community can be properly assessed.

Kind Regards

Lucy

Cllr Lucy Roberts, Llandrinio Ward
Tel: [REDACTED]

From: Natalie Jones <natalie.bennett@powys.gov.uk> **On Behalf Of** Licensing

Sent: 18 May 2022 17:07

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc: [REDACTED]

Subject: Re: New Premise Licence application - Green lizard Brew Co (nano brewery)

Please find attached application for a NEW Premise licence for Green Lizard Brew Co, based in Coedway. (a nano brewery with tap room and online sales also).

If there are any representations to this application, please send them to licensing@powys.gov.uk by **16/06/2022**.

Kind Regards

Natalie Jones
Licensing Officer
01597 827389

Natalie Jones

From: Roger <[REDACTED]>
Sent: 13 June 2022 15:53
To: Licensing
Cc: Councillor Lucy Roberts
Subject: Application for Premises alcohol licence at Barn Park Business Park, Coedway

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Natalie

FAO Natalie Jones

I write as a concerned community member regarding Rhys Jones application for a Premises Licence at Barns Business Park, Coedway.

We feel the need to inform you that there are issues with this application which have been brought to our attention that you should be made aware of.

The applicant has indicated that the premises would be an off licence. Such terminology would conjure up an image of people arriving, collecting their drinks and leaving.

This belies what local people have heard him state in private, where his actual intentions, it seems, are to create indoor seating areas for entertaining customers. We are led to believe that he is already implementing this, as we are informed work is being undertaken.

The applicant's acquisition of a portion of agricultural land adjacent, we are led to believe, is to make provision for seating and tables. Mention has also been made of an ornamental pond and possibly a car park. Again a visit to the site will reveal that the land has been cleared also creating a separation, between it and the rest of the field in preparation. From afar, earth can be observed piled high, which may have been excavated for a pond (as has been stated to concerned residents) although this is conjecture as we do not have visual proof from different aspects nor vantage points.

The items mentioned are a contradiction in what he has actually applied for.

The word Nano, which we believe how they describe their brewery, indicates it would be smaller than a micro brewery. This is the type of verbiage where intent is made to be so insignificant as to not make it anyones concern. The bigger picture to local residents is that once a foothold has been made, a series of permissions will be sought to expand what is there. This may seem fantastical but when he owns the land and already has tenants, it doesn't take two and two to see what this whole thing may evolve into if he is allowed to ride roughshod over councils decision making process, from which none of us are exempt, involving the environment, planning and licensing. We feel if he is to continue with this course of action, it is sending a message that the council will let people do as they please, and before long this could snowball into creating more problems in different parts of the county.

I mention the environment as we have also been led to believe that a tank of hazardous liquid, used for stripping down furniture, has been disposed of by a pipe that leads into a watercourse on or around April 23, 2022. I believe the environmental agency should investigate as such substances should only be removed and disposed of by a certified company. If it has been legitimately removed then the applicant should have the relevant paperwork to prove it.

The ramifications in the increase in traffic should also be mentioned. The speed limit by the site is 50 mph. The road is straight giving more impatient drivers an opportunity to overtake quarry and milk lorry's that are already in excess of the speed limit. A check on 30mph speed cameras on the same B road or GoSafe records will give you an indication that we are already on a race track. The addition of what we believe Barns Business Park will eventually evolve into will only add to the whole sorry mess.

The resultant light pollution from decorative lighting that generally adorns pubs, clubs and garden areas should also be considered.

In conclusion, you may believe that the applicant is giving off all the right sound bites, but his behaviour in private tells a very different story.

I am of the opinion that recent comments by the Brewster's and others clearly indicate that there are far too many issues to be resolved before the application can even be considered.

Finally, I do not object to the addition of the Green Lizard Brew Co. to the Business Park but the installation of a Tap Room / Bar would have an unacceptable consequence on local residents.

Thank you for your time in observing our objections.

Yours sincerely,

[Redacted signature]

[Redacted name]

Coedway
SY5 9AR

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Natalie Jones

From: Andy Neal <[REDACTED]>
Sent: 15 June 2022 22:38
To: Licensing
Subject: Application for alcohol license for Green Lizard Brew Co at Coedway

Follow Up Flag: Follow up
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Categories: Natalie

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To Natalie Jones

I wish to object to the above application for the following reasons:

1. Road Safety - Coedway has a long history of traffic issues following a series of accidents some years ago; including an horrific fatality. Over the years the community has worked with Police and the Highways Dep't and we now have a situation which is tolerable. Increased egress of traffic onto the road from the site of the proposed brewery/tap room will affect road safety - to the left is the crest of the bank and the exit for 5 properties; to the right are trees and a bend and the exit from the caravan park and Bausley Farm.
2. The application and explanations relating to it refer to outside seating for 30. So, that indicates at least an additional 15 vehicles coming and going. The current car park is too small; the extension to the car park is going ahead seemingly without change of use consent. Where will the customers sit? In the car park?
3. The applicant maintains that it will be a family friendly tap room. That suggests to me a "play area" for children. Where will that be? In the car park? On the question of "family friendly" the company's Instagram page makes a big thing of the "Army Surveillance Reconnaissance and Joint Fires in high threat environment" - doesn't sound very family friendly to me!
4. Our area is well provided with family friendly pubs, to the extent that the old Fir Tree pub at Crew Green has ceased trading as has the Tontine at Melverley.

I trust these points will be taken into consideration.

Andy Neal

[REDACTED]
Coedway
SY5 9AR

