

Dear Kathryn,

Please accept this as my acknowledgment of all concerns raised by representations regarding TOG Farm's license application, for sale and supply of alcohol and to allow the provision of films.

Firstly I would like to address the general concerns of the volume of guests at TOG Farm. In 2021, myself and my father made the decision to diversify from traditional farming and set up 'TOG Farm', offering glamping stays and activity for guests. With the decline in traditional farming, this decision was made in hope to provide an income for our family.

As with any new business, the first year is full of lessons, mistakes and better understanding of the business, including the sustainability, longevity, and prosperity.

Throughout our first year we held music events, a wedding and had parties of up to 30 guests. Unfortunately, unknowingly to us, these events could be heard by local residents which subsequently has put strain on the relationship between ourselves and the local community. I would like to note that throughout our first year, I personally contacted our local councillor, Jane Garland to discuss our new business, and ask for advise and guidance on rebuilding our relationship with the community whilst running this business. Unfortunately, I have not had any response from the councillor.

Along side the above events, our most popular package was 'Date night in the dome' which was for 2 guests. With this in mind, it became clear that we wanted to have minimum guests for maximum profit. By focussing on smaller parties we are able to ensure a wonderful experience, and control volume and actions of guests and have no impact on our neighbours. In order for this business plan to work, and eliminate large group events, we are seeking to provide movie nights, and offer minimal amounts of alcohol to our couples that stay with us. With this business plan, the maximum guests at any one time will be 15 guests, a dramatic drop in the volume of guests last year.

In response to Richard Jenkins' formal objection, I would like to note that on the two occasions that the police were called for "anti social behaviour", no action was taken by the attending police officers, and no anti social behaviour was witnessed.

In reference to the noise complaints, I refer back to my original point, where our aim is to now have minimal guests. I find this objection from Richard Jenkins to lack any substance, Mr Jenkins claims to have smelt cannabis whilst walking the neighbouring fields, yet there is in excess of 10 residents in the area of new house farm, with his assumption that our guests are consuming drugs with no evidence, other than to smell it more than 250 I can only conclude that this objection is of malicious intent.

With Mr Jenkins' claim of us operating unlawfully, we have been exercising our permitted development rights. With the extension of the permitted development days due to COVID-19, we were able to trial our business and refine our business plan. Since April 2021 we have worked closely with CCBC, ensuring we are taking all relevant steps be compliant.

We have not sold supplied any alcohol, instead operated a 'bring your own' policy, which proved troublesome, thus encouraging the license application in hand.

With the response to the Children Services conditions, we are ,of course, happy to comply with the conditions.

It is imperative that all individuals reviewing this application are aware that we are taking steps to have minimal guests, minimal noise and minimal disruption. Our target market going forward are families, with 4 site locations, with a maximum capacity of 15 guests at one time, although we will rarely meet maximum capacity.

Our application for sale and supply of alcohol is purely to offer guests an alcoholic drink with their meal, or a bottle of champagne for celebration, we will by no means be open for 'walk ins' from the public, as all guests are pre booked.

With the application to allow the provision of films, our intention is to offer couples and families a private cinema experience with a projector and screen.

Sincerely,
Bridget Lewis
TOG Farm

Hi Kathryn

Following my last email , I'd like to also address that the issues raised have previously been reported such as the supply of alcohol, animals with children and our guests.

The officers of the council such as yourself, Victoria Woodland, Jonathan Brooks have worked closely with TOG Farm to ensure we are compliant.

I hope you and the board can understand that from a business point of view, our first year has been full of lessons and learning curbs. All of which we have gone above and beyond to work with the council and local authorities to rectify.

I'd also like to note, again, that I have personally reached out to our community councillors to no avail. Yet they have objected to our premises license with no consultations with ourself.

I hope that yourself and those making the decision on our application can see that the points raised are based on past events, TOG Farm surely can't be penalised for actions we are trying to move away from.

In regards to our farm being a historical point of interest, I would like to note that The Viaduct in Waterloo, which is considered as a historical landmark, had been granted a premises license and working unlawfully for some time with no change of use. I'm curious as to weather this has generated such strong objections, or weather it is a personal issue with myself.

I hope this clears up any issues

Thanks
Bridget

Hi Kathryn,

I feel my initial statement covers the concerns raised.

In regards to the photographs attached, as you are away we have since changed the set up of the field. Not allowing any livestock to enter the fields in which guests are.

The photograph attached in the wheelbarrow is of my son, which I took. Although I appreciate residents can object against our applications, I will not not be subject to comments against my child or how I raise my child.

Again, I think it's imperative representatives understand what we are trying to get away from the events of last year.

Wether the license is granted or not we are still able to hold events under our permitted development rights. I fear that residents are missing the point of the application and the outcome from it.

Regards
Bridget

Hi Kathryn

Apologies for sending several messages , I'm finding some of the objections quite unsettling. Although I appreciate some concerns ie noise from last years events , some of the comments are completely slanderous and untrue.

I have noted said comments below:

We have intimidated a member of the public

This is completely untrue, we have no so much as spoken to any residents about TOG Farm. Despite receiving threatening phone calls from locals , we have never responded and have only ever been polite.

Dogs have attacked members of the public

You've met the dogs we have on site I don't feel I need to expand on the temperament of my dogs

We use a flat bed truck to transport guests

We don't own a flatbed lorry, all guests are taken down in either our Range Rover, Mitsubishi Shogun or L200. All vehicles are fully taxes and MOT'd.

We provide buckets as toilets for guests

We use compost toilets which are cleaned regularly

Some of these comments seem a desperate attempt to sabotage our business.

Although there has been 2 police visits, no action was taken, the officers actually found it laughable that they had been called out.

I'm regards to Resident F "G Bodley", I can only assume this objection to be malicious as they were asked to leave the farm following years of horse livery in order to start TOG Farm. Unfortunately they did not take our decision to diversify well.

I'd also like to point out that on Barbara Jones' objection, she points out that she has not actually visited the site herself. Her objection is based on hearsay, with no substance.

It has come to no surprise to me to hear of these objections.

Thanks
Bridget

Hi both,

I have been advised by our solicitors to request that legal advice from the council department is sought prior to the hearing, for the following reasons.

The below comments from Mr & Mrs Smith are incorrect and untrue beyond any reasonable doubt:

- 'Bridget Lewis is listed as Charlotte Lewis on companies house'

Companies house requires your full name as appears on birth certificate / driving license, Bridget's full name is BRIDGET GEORGINA CHARLOTTE LEWIS.

- 'Abuse *****'

This comment of defamation is untrue. The owners of TOG Farm have given permission for all police records of any persons working / associated with TOG Farm to be reviewed.

- 'Noise pollution from dogs'

Previously Mr and Mrs Smith were reported for their dog being a noise nuisance. The local council investigated and deemed the dog to be considered a nuisance and relevant action was taken. The dog was removed from the property.

Following this Mr and Mrs Smith reported Mr and Mrs Lewis of the same disturbance of noise nuisance from the dogs.

This was investigated, yet no action was taken by the council as they were not deemed a nuisance.

All of this information should be available to you via the relevant council departments

- 'Several muddy tracks'

As per the land registry you will see there is one farm track

With the above in mind, it is evident that Mr and Mrs Smiths objections are absolutely fabricated, and hold no substance.

It is clear to anyone that this is a neighbourly dispute in which Mr and Mrs Smith are using to sabotage not only my clients business, but their personal reputations.

If legal action cannot be sought prior to the date of the hearing, I suggest that Mr and Mrs Smith are requested to review their objection and submit one of truth.

Regards
Bridget

Applicant response to representations

APPENDIX 21

From: Bridget Lewis <info@togfarm.co.uk>
Sent: 08 April 2022 10:05
To: Pugh, Dean <PUGHHD1@CAERPHILLY.GOV.UK>
Subject: Tog farm

Hi Dean ,

Following your visit we have began to full in the ruts that pose a health and safety risk.

I hope you can appreciate our efforts to rectify this as a matter of urgency , but understand it is both costly and timely l and unfortunately not a quick fix.

I've attached photos of the areas we have made a start on

Thanks

Bridget





