

**APP/C3105/W/23/3321715**

**Final Comments on all third-party objections:**

We respectfully invite the Inspector to consider the content within the very few third-party Objections.

From our analysis of the third-party objections, it is clear that there are some very conflicting and concerning statements within them:

The Taylors objection refers to our significant number of 5Star Ratings from our Biker customers for our Welcome, Food, Coffee, Service, Value for Money and that they love our venue. Yet they then include a review, that actually comes from someone who rents a room from Butt, who gives us a rather scathing rating that bears no resemblance to the truth.

The objection from Butt and his bogus support group outrageously infers that we purposely flooded our property, he goes on to grossly exaggerate the amount of change of use applications and appeals that we have made. There is nothing in his objection that relates to the material issues involved in our planning proposal and is nothing more than a malicious falsehood.

The objection from P.Wiggins replicates the same gross exaggerations of planning applications and appeals as stated by Butt.

Another Butt ?? states that he visited our venue and there were no toilet facilities available and that we were not serving any food, compare this to other submissions and it becomes very clear that his statement is a complete and utter falsehood.

**Conclusions:**

The Inspector will obviously draw their own views as to the credibility of what we submit are some very questionable third-party objections and to their complete truthfulness.

**Signed: Geoffrey Richard Noquet**

**Dated: 1<sup>st</sup> November 2023**