

WESTHALL PARISH COUNCIL

Contact by Mail via the Clerk at: Aisling, Church Hill, Westhall IP19 8NU or
email: clerk@westhallparishcouncil.gov.uk

29th December 2025

To: East Suffolk Council (FAO: Licensing licensing@eastssuffolk.gov.uk)

RESTARIES - PREMISE LICENSING

The Restaries (Paradise Farm, Cox Common, Westhall IP19 8RH) has applied for a premises license to enable them to play live music and sell alcohol both indoors and outdoors between Monday and Sunday throughout the year.

Due to the schedule, the Parish Council has not met physically to discuss this application. However, we have received a number of verbal and written objections to the licence and these, plus a Facebook post from the owner, have been discussed and considered by Councillors. A quorum decision was reached to make written representation to East Suffolk Council Licensing Authority to object to the premise license.

Following previous complaints, the Parish Council wrote to the owners (see attached) in September highlighting concerns about music and loud noise, parked cars restricted access and the increase in traffic as a result of guests attending functions at the Restaries. Despite reassurances and an explanation, putting the disturbances and disruption into context, the owners are frequently not on site or available when the incidents occur (their Farmhouse is one of the holiday let properties The Farm House – Historic 16th-Century Suffolk Farm Stay — Restaries)

The owners wish to ‘create a place for rest, wellness and enjoyment of the countryside’, with ‘low-key gatherings for Mothers’ Day or similar special occasions’¹. However, the Restaries website encourages visitors to join ‘Our Events’ or ‘Host Your Own’ event (Events at Restaries – Unique Suffolk Venue for Gatherings — Restaries) with guests being invited to ‘rip up the rule book’ with unparalleled culinary events. The Events Barn holds 40 people, the Lavender Garden can accommodate 20 seated and 50 standing, a further 80 people able to enjoy The Terrace, plus glamping on the 10-acre estate, which appears at odds with the low-key proposals. In addition, parking on site is severely restricted and the owners have been reliant on the goodwill of a neighbour to allow the use of a grass field, which is unsuitable in inclement weather.

The conversion of the various barns and outbuildings at Paradise Farm was to provide holiday accommodation in the rural parish of Westhall. Running events for over 100 people was not mentioned as the justification for the Planning Applications and given the strain on the local infrastructure (sewerage treatment plant at capacity, restricted road network etc) the Parish Council would have objected. Additionally, none of the

¹ Facebook post (12 Dec) to explain the rationale for the license application.

planning applications to convert Paradise Farm from a residential dwelling to a facility providing tourist accommodation considered increasing the number of parking spaces available for guests.

There are a number of other tourist accommodation providers in the village which put increasing pressure on the narrow single-track access roads with limited passing places. This includes the 'main' road through the village, designated a Quiet Lane', which can become congested during the holiday and harvest periods and any on-street parking and loading / unloading would be detrimental to the safe use of the highway.

Public Safety. Westhall, population 351², is not a suitable venue for events. The rural, narrow road are unlit, there is no bus service at weekends (two buses during weekdays), any taxi service is limited and the local farmers / emergency services require unrestricted access. The increase in traffic, the lack of off-street parking and the potential for participants to be dispersing in the early hours are a cause for concern.

Public Nuisance. The license application is for live music, late night refreshment and the supply of alcohol for seven days a week and until the early hours of the morning (0100hrs). This appears excessive for a rural, residential location and the evidence from unregulated events this year, is likely to cause disturbance for neighbours. When the Farmhouse is rented out and the owners are absent, there is a lack of accountability and no responsible person to moderate or curtail excess alcohol consumption or noise.

Protection of Children. The Restaries promotes animals³ as part of their 'unforgettable farm stay experience', with pigs, hens, sheep and goats 'keeping visitors entertained'. The Parish Council notes that the licensable activities does not include keeping animals for exhibition, which would ensure that there is adequate provision for public / child safety, including hand washing facilities and suitable enclosures and that the animals are handled under appropriate supervision. The owners have two children under the age of 5 who should not be regularly exposed to the licensable activities.

Paradise Farm (the Restaries) is a viable holiday-let businesses that contributes to the local economy. Unfortunately, the owners, who 'come from a PR, hospitality, events and marketing background'⁴ wish to expand the scope of the business to include an entertainment venue, capable of regularly hosting large functions, with little or no restrictions. These licensable activities are highly likely to impact residents and neighbours and their ability to enjoy the peace and tranquillity of their rural environment. The Parish Council opposes the Restaries' premise license application on the grounds that it is extremely inappropriate for this location. A Temporary Event Notice (TEN) would be a suitable and more apposite method for seeking permission for small, occasional events at the premise, which will limit the number and scope of the activities and be in keeping with the owners' desire for gatherings to mark 'special occasions' that create a 'unique and memorable experience'.

Submitted by

Mrs Ann Donnachie, Parish Clerk, On behalf of Westhall Parish Council.

² Census data March 2021.

³ 'Welcome to Paradise Farm, where animals reign supreme' from [The Farm — Restaries](#).

⁴ From the website [About Restaries – A Suffolk Farm Retreat Rooted in Heritage — Restaries](#).