

## Proposal for Games Room to be made into a business

We already have the building, the simulator and we have made additional parking spaces/room on our drive to accommodate.

I have had the simulator in a previous extension for the last 2 years. Between my friends I have already been running a league in the simulator, with over 20 joining. We haven't had any issues with neighbours or any problems with this. We have extended our drive and made more space for parking since moving into the new building.

We have an in and out drive, so no car will ever reverse onto the highway.

There would only ever be 3 people maximum in the simulator at any one time. They will arrive in 1 car only where possible but will be made clear 2 cars absolute maximum on our drive.

Each time slot will have 30 minutes between which will allow any car to get off the drive before the next would arrive.

We don't anticipate more than 2-3 booking slots per day at maximum. Usually, it will only be 1 booking per day or even 0. we anticipate 90% of the people who use the simulator are friends, family or friends of those.

The simulator also would not be open if we are away

And it will be very much a seasonal business, 5 months of the year, as golfers would rather play on course still rather than indoors. So only when the daylight is short, weather is cold or wet will people use the sim.

Where the new building is and new car park we already have plenty of tree and bush cover but we have also planted around 30 laurels to create a laurel boundary to make sure the neighbours absolutely are not affected.

We will not be putting any signage on the building or around the driveway or front garden. Just a small etching in the door, which would be there whether it is a business or not.

The way i anticipate the business to work, taking into account all the above is, everyone would be booked on in advance by phone call to myself or wife. there will never be walk in service available if it is empty etc. Once a customer arrives by foot or car, they will go into the simulator room and not leave the room until their time is up. We will not be allowing smoking on our property at all. Once they have finished they will leave as they came.