

Application for a new premises licence at Cove Café, Seals Cove, St Andrews House, Shoe Lane, Bridport, DT6 3EX.

Representations received against the application

1.	<p>I wish to comment on the above application for Premises Licence.</p> <p>Cove Cafe/Seals Cove is sited on the St Andrews Trading Estate which is occupied by small business and retail units. It backs on to an area open to the public which is valued for its wildlife. and enjoyed by many local residents as a peaceful and relaxing natural space.</p> <p>The Estate itself is a valuable space for local small businesses, something which the Council is eager to support. It is not suitable as a place of public entertainment. There is no need in Bridport for another venue for films, live or recorded music, dance or indoor sports; there are already plenty and the Council should continue to support them. There are also plenty of cafes and pubs in the town centre selling food and alcohol, as well as village pubs. None of them would benefit from the provision of another venue.</p> <p>The area surrounding St Andrews Trading Estate is residential. Many dwellings are occupied by families and elderly residents who would not wish to be disturbed by noise from the venue itself or from customers departing late at night. Parking is restricted and the open spaces at the back of the venue would attract those wishing to carry on outside, with the consequent public nuisance, noise and litter.</p> <p>Furthermore, even if the owners have justifications for putting forward this application, are prepared to restrict the type and timing of events offered and to pledge to ensure effective control, I am concerned that if this licence were granted it would be the first step towards the trading estate becoming a site for more entertainment venues, for which it is not appropriate. A further concern, were the licence granted, is what might happen were the business to be sold to a new owner.</p>
2	<p>I would like to support the St Andrew's Gardens residents as, I live in St Andrew's Well, with their objections to the Proposed application for Premises license for Cove café limited by Mr C J Seal. I concur with their concerns and would also like to add that my neighbour is elderly and suffers with anxiety and with the potential for increased footfall with accompanied alcohol and drug intoxication the risk to our properties and her mental health would increase substantially!</p> <p>I too am a shift worker so with the potential for increased noise pollution and disturbance I feel this would detrimental to my home life as well as surrounding neighbours and their properties.</p> <p>It seems a very impractical venue for purpose applied for.</p> <p>I thank you on behalf of myself and my immediate neighbour and the residents of St Andrew's Gardens for considering our views and hope that this will result in a negative response to the application.</p>
3	<p>I wish to object to this application on the following grounds: -</p> <p>I own the property to St Andrews Trading Estate. EVERY pedestrian going to the estate from Bridport uses this route. We have no issues with this as the businesses there are only open from 8am to 6pm. However should this application be approved this will change drastically and there will potentially be intoxicated people walking past our windows with all manner of anti-social behaviour late at night. ... The application is for it to be open 7 nights a week as well as extensions for bank holidays etc. There would be no respite. Surely there are enough licensed premises in Bridport without another.</p>

4	<p>We have recently been made aware of the above application and wish to object on the following grounds:</p> <p>1) Noise This is a large residential area adjacent to St Andrews Trading Estate that only operates at the moment during normal daytime hours until about 5.30pm. We see the extension of these hours into the evening under the terms of this application as a likely noise nuisance.</p> <p>2) Unacceptable increased traffic "Residential traffic turning in and out of Shoe Lane would have to contend with an increased number of vehicles from the Beaminster road to the trading estate. Shoe Lane is a narrow access road and is already busy during the day with commercial traffic. This includes a significant proportion of large trucks serving existing businesses, including car transporters to the Vauxhall garage, caravan transporters to Surf Bay Leisure, and other large delivery vehicles to Fowlers, Bartletts and Moores Biscuits. In addition, as Shoe Lane is straight, this does encourage unacceptable speeds, particularly late afternoon when employees leave work, already a busy time at the end of the school day.</p> <p>3) Sale of alcohol throughout the week until late This raises the possibility of unacceptable anti-social behaviour not only in the adjacent residential area but also in the public leisure area to the rear of both the trading estate and gardens of nearby properties (where the combined pedestrian/cycleway runs).</p> <p>In view of this information, we hope that this application will not be approved.</p>
5	<p>I am writing on behalf of the residents of houses xx St. Andrews Gardens, Bridport (located within 200 metres of the Cove Café Limited premises).</p> <p>Dear Sir or Madam,</p> <p>RE: Open application 052794</p> <p>Objection to proposed application for premises license for Cove Café Limited, by Mr C J Seal.</p> <p>We write in connection with the above premise license application. We have examined the details and strongly object.</p> <p>We were made aware of Seal's Cove's intention to expand from an antiques centre to include a café and children's play area and were supportive and welcoming of these plans. We felt the creation of a soft play area offered a service to the community with minimal impact, as it would run during normal business hours. However, the license application by Cove Café Limited indicates a considerably different vision than the one previously outlined. We are surprised that there was no form of consultation with residents prior to the submission of the application for licensing, or any information provided as to mitigating factors.</p> <p>We feel this license application indicates a significant change of use that will have a negative effect on residents and the community. Our concerns are outlined below:</p> <p>1) Noise disturbance</p> <p>Living beside St Andrews Trading Estate, we accept a certain level of noise and disruption during business hours. We do not feel the proposed hours by Cove Café Limited are in keeping with the current use of the trading estate. The proposed license to exhibit films and sporting events,</p>

alongside the performance and playing of live and recorded music for potentially seven nights a week is unreasonable.

As residents, we would be adversely affected by this. Many of us have young families and the potential late-night opening hours would cause considerable and sustained disruption.

We also question the suitability of the building to facilitate such activities. As such, we would be interested in knowing what modifications have been made to the building to limit noise disturbance and how Cove Café Limited intend to minimise the impact of this.

2) Proposed Licensing Hours

We strongly object to the proposed hours outlined in the application to provide music, alcohol and entertainment until midnight, seven nights a week. This is in no way compatible with the current use of the trading estate. It also does not consider the wider community which includes young families and key workers.

Currently, the business hours of the trading estate are approximately 8:00am to 6:00pm. During this time, many residents are at work, and outside these hours the trading estate is a peaceful and pleasant place to live. The proposed late-night opening hours would be a real threat to this. It would have a negative impact on the quality of life for the residents. Also, the request for extended hours for bank holidays and New Year's Eve are similarly unreasonable.

We do not feel the proposal by Cove Café Limited provides any consideration or mitigation for this.

3) Access, both vehicular and pedestrian

Vehicular

Access to and from the premises by road or on foot is a considerable concern. By vehicle, the trading estate is accessed via Shoe Lane from St Andrews Road (A3066). As the trading estate already houses a number of businesses, we are concerned by the increased traffic to Cove Café Limited.

The road outside the premises is considerably damaged and unsuitable for a high volume of traffic. There are numerous potholes and an absence of road markings which pose a potential safety risk.

The application does not provide any reference to modifications to, or considerations of this.

Pedestrian

The most direct route from Bridport and the surrounding area to Cove Café Limited is via a footpath from St Andrews Road (A3066). This footpath leads onto St Andrews Well and runs alongside St Andrews Gardens. We feel the increased footfall, especially in combination with late-night drinking, poses a risk of antisocial behaviour, disorder and public nuisance. This could be precipitated by the lack of streetlighting in this location. If this were to become a late-night thoroughfare, it would negatively impact the residents and families.

4) Potential antisocial behaviour, disorder and public nuisance

The application rightly identifies necessary measures to promote safety and public nuisance. Cove Café Limited reference in their application a CCTV system on and around the immediate premises. However, this does not fully consider the wider potential for public nuisance to surrounding

residential areas. The lack of CCTV, streetlighting and other security measures in residential areas like St Andrews Gardens presents a potential risk to the property of residents.

We do not feel this has been sufficiently considered or could be effectively managed with such long licensing hours.

As residents, we also feel uncomfortable with the idea of a high number of people passing through in an inebriated state late at night.

5) Impact on the local economy and community

We do not feel it is justifiable in the current climate to provide a license for an out-of-town venue. There are established and well-used venues available within the town of Bridport already offering similar services to those proposed by Cove Café Limited.

In the wake of Covid-19 and the financial impact on local businesses, we feel it is important to support established venues that already provide these services to the community. With such establishments as Bridport Arts Centre, the Electric Palace, No10, the Tiger Inn, the White Lion, alongside various others, we question the need for a new location. This would potentially draw customers out of Bridport town centre, thus affecting the recovery of these businesses.

As a town, Bridport benefits from having such venues in close proximity to one another. It also has the necessary infrastructure to manage the many visitors. For example, car parking, public lavatories, streetlighting, and appropriate access. As residents we support the economic success of the town, but have chosen to live a distance away so as to not be disturbed by it. We do not feel an out-of-town venue would serve a suitable purpose for the wider community.

6) Environmental Impact

The Cove Café Limited premises is located in close proximity to Happy Island and the River Asker. As such, it is an area of natural beauty and contains many species of flora and fauna. We are concerned by the potential environmental impact of the change of use. The noise disturbance alone would considerably affect the wildlife in that area. However, the human impact is also a notable factor. The potential for litter and other forms of antisocial behaviour could spoil what is a beautiful and cared for area.

We thank you for considering our points and hope you use these to refuse the application. We strongly urge you to consider the wider ramifications that granting a license to Cove Café Limited would have on residents and the wider community.

Yours faithfully,

(On behalf of the residents of St Andrews Gardens)

We feel our concerns are numerous and, therefore, do not feel able to provide any suggested conditions to grant the license application.