

STEPHEN GRAESER PLANNING

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FAO Mr R Keepax, Licensing Officer
Dorset Council
South Walks House
South Walks Road
Dorchester
Dorset DT1 1UZ

13 October 2021

My Ref: 0163

Dear Mr Keepax,

Premises Licence Application for Mr Jason Dellbridge - 19 Coombe Street, Lyme Regis

Thank you for your e-mail of 13 October 2021 advising of the objection to the licensing application I have submitted on behalf of Mr Jason Dellbridge.

Through planning application number WD/D/20/000664 (as modified by application P-VoC-2021-00169) I obtained planning permission for the change of use of the ground floor premises at 19 Coombe Street to a café which predominantly sells hot and cold drinks, cold food and a limited range of hot food (warmed sausage rolls etc) for consumption on and off the premises.

The limited size of the premises restricts the number of people who can sit and consume their food and drink, whether inside the premises or outside on the small gravelled courtyard.

To protect the amenities of nearby residents Dorset Council imposed a planning condition on the planning permission, restricting the opening times of the café from 08:00 to 17:00 on Monday to Saturday and from 9:00 to 17:00 on Sundays and Bank Holidays.

As you are already aware the premises licence has been submitted to enable Mr Dellbridge to sell glasses of wine to those customers who would like a glass of wine with their food. There are no plans to sell beer, lager or spirits etc.

The premises licence application has been made to enable the sale of alcohol on any day from 11:00 hours to 21:00 hours.

Under the current planning permission, if the licence application was approved and Mr Dellbridge wanted the premises to remain open after 17:00 hours another planning application, to vary the existing condition, would need to be submitted.

In their determination of such an application Dorset Council would again assess the impact on the amenities of nearby residents. If that impact was considered acceptable the application could be approved however, if the impact was considered to be unacceptable, the application would be refused.

As the legislative requirements and assessments of Licensing and Planning applications are distinctly separate, I do not consider it inappropriate to apply first for the licensing hours as per the current application and, at a later date, to apply to extend the opening hours.

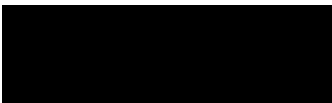
The alternative method, to apply for planning permission to extend the opening hours first would, in my professional opinion, be difficult to justify in absence of a premises licence.

I would be grateful if you could pass this letter to the objectors. I sincerely trust that the explanations given above will address their concerns and they will be able to see that the licence application is not a 'back door' means of turning the café into a public house or for the use of the premises, when licenced, to have an adverse impact on the amenity of local residents.

Should they need any further information or wish to discuss the licence application with me I would be happy for them to contact me directly. Alternatively, I would not consider it unreasonable should they wish all communication to be via you.

If you require any further explanation or additional information in respect of the licence application, please do not hesitate to contact me,

Yours sincerely,



Stephen Graeser MA DipMS MRTPI
Independent Planning Consultant