

# STEPHEN GRAESER PLANNING

E-mail: [sgraeserplanning@gmail.com](mailto:sgraeserplanning@gmail.com)  
[www.sgraeserplanning.co.uk](http://www.sgraeserplanning.co.uk)

FAO Mr R Keepax  
Licensing Team B  
Dorset Council  
County Hall  
Dorchester  
Dorset DT1 1XJ

22 November 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 19 November 2021 advising that the Licensing Committee Meeting of 1 December 2021 will be considering my clients application.

Unfortunately, neither my client nor I can attend therefore I would be grateful if the Committee could be made aware of the following.

Mr Dellbridge has been the tenant of the premises at 19 Coombe Street for almost 2 years and has brought an empty shop into productive use as a small 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.

In doing so he has provided local employment opportunities and contributes to improving the economy of Lyme Regis.

The premises is small and only a few people can sit and consume their food and drink inside the premises or outside on the small gravelled courtyard.

Some customers using the café have asked Mr Dellbridge if a glass of wine could be made available with a mid-day meal and it is to facilitate this small market that the Licence application has been made. There is no intention of providing beers, lagers or ciders (the premises is too small) nor to change the use of the café to a public house.

Mr Dellbridge has taken note of the original objection to the Licence application and has responded positively by reducing the hours during which alcohol can be sold, thereby aligning the Licensing hours with the opening hours of his planning permission and minimising any impact that may be made on other nearby properties, businesses and residents.

Lyme Regis is a compact town where businesses of many types operate in very close proximity to other businesses and to residential properties and, in normal circumstances, this does not give rise to particular problems.

Granting a premises Licence to Mr Dellbridge at the Waters Edge Café is unlikely to give rise to any conflict, especially as the nature of the premises, the service provided by the café and the client composition is not of the type that will give rise to anti-social behaviour.

Whilst the premises has other businesses and residential properties nearby many of the residents of those properties will be away at work during the working week and would not be aware whether the customers of the café were consuming alcoholic drinks or not.

Other similar premises in Lyme Regis, e.g., The Galley Café, 14 Broad Street, are licensed and are surrounded by other commercial and residential premises and, to the best of his knowledge, Mr Dellbridge is not aware that these licensed premises cause particular problems.

In light of the above the Licensing Committee is asked to grant the Premises Licence at Waters Edge Café, 19 Coombe Street, Lyme Regis in accordance with the application made and to permit the sale of alcohol between 11:00 and 17:00 on any day.

Yours sincerely,



**Stephen Graeser MA DipMS MRTPI**  
Independent Planning Consultant