

## Appendix 5 – Further Responses

### Representation 1

Thank you for forwarding to us the responses to our objections by the Black Cow Vodka company.

We have the following observations on their responses:

**Point 2. Yes, road noise can be high during the day but not in the evenings. The street is usually very quiet after 9, especially out of season.**

**Point 3. None of the later opening hotels, restaurants or bars have outside street-facing customer space.**

**Point 4. Events such as the carnival are one off events whereas the vodka bar proposes daily late night opening. As above, all of the businesses mentioned only serve customers within their premises.**

**Point 5. As in Point 2, there is little road noise in the evenings.**

**Point 6. This is very laudable, but will only have the inevitable effect of pushing customers on to the council pavement land beyond the decking (and even closer to surrounding buildings) in order to smoke/chat.**

### IMPORTANT NEW CONCERNS

Since we last communicated I have made enquiries to the owner of the Regent Cinema concerning the nature of any lease or legally binding permissions granted to the Black Cow Vodka company for their occupation of the site and the undertaking of extensive internal and external works on a Grade II Listed Building.

I have an email from the owner, xxxxxxxxxx, that confirms the following:

- 1. There is NO LEASE or any written agreement in place between the Regent Cinema and Black Cow Vodka.**
- 2. No payment has been made to the Regent Cinema by the Black Cow Vodka company during the entire period of their occupation.**

I must ask how it would stand for the Council to grant a Licence to a person or body who has no legal right of tenure at the proposed site, has no written obligations or covenants and no clear terms of vacating the premises?

I must also query whether adequate or indeed any insurance is in place?

I do not know whether the owner of the Regent Cinema has any buildings insurance in place since it's probably difficult to insure a fire damaged/partially demolished building. If this is the case, I would simply ask whether Black Cow run a bar in an uninsured property?

I can confirm that we will not be retracting our objections at this date.

## Representation 2

I will not be withdrawing my objections to Black Cow Vodka Saloon opening at the old Regent Cinema.

Regarding the explanation put forward by Black Cow Vodka – allow me to retort in green below:-

- Licencing** - Black Cow Saloon informed Dorset Licencing Department in their first application that they had put a Public Notice in Local Newspapers – They had failed to comply with these regulations. Claiming that the local LymeOnline newspaper had written an article about this venture, singing their praises of this “Acclaimed” product. This article they claimed confirmed that they had conformed with the regulations. Dorset Licencing Department rejected this argument and instructed Black Cow Vodka Saloon to resubmit their application. Despite the very clear instructions from Dorset Council Licencing Department the applicant failed to place the Public Notice in the local newspaper. Subsequently they have resubmitted their Licencing application. No mention from Black Cow Vodka regarding the xxxxxxx 1<sup>st</sup> Licencing Application where they implied that they had placed a Public Notification in the local newspaper.
- The boss of Black Cow Vodka Saloon rang me as owner of Lyme 1 Hotel and enquired what were my objections – I informed him:  
They are advertising Live music on the Billboards outside the old cinema – He informed me in the telephone conversation that there will be NO live music. In Black Cow Vodka Saloon resubmitted application to Dorset Licencing, they have ticked the box for Live music.  
This is so that in the future we may have the possibility to make use of the piano inside the premises. Much like the original license that was held in the time that the Regent building was operated as a cinema.  
Mr Black Cow Vodka informed me in our telephone conversation that there would be NO LIVE MUSIC – As far as I am concerned – NO LIVE MUSIC means NO LIVE MUSIC – it does not mean that “possibly sometime in the future” we can have LIVE MUSIC.
- I informed the owner of Black Cow Vodka about the noise nuisance from their outside terrace which will have a devastating effect on my business – Lyme 1 Hotel is a Grade II Listed Building which has charm and character with the individual rooms but does not benefit from modern day technologies like sound insulation and double glazing.
- With this being a high street, there is some noise to be expected. We have an earlier closing time than other local establishments, I might add there are only two windows high above the forecourt, meaning this relates to a maximum of two rooms in the hotel. The rest of what we share is a very substantial solid wall.
- The smokers and Vapers being forced off the “non-approved” decking will move to the area in front of the decking which has been filled with staff and workers cars. They will subsequently move to the pavement adjacent to Lyme 1 Hotel where Room 1 – Cobb Suite is located on Pound Street. I reiterate previous objections in that rooms in a Grade II listed Building do not benefit from modern day technologies like sound insulation and double glazing.
- We have mentioned on a number of occasions that as a business Black Cow would happily make use of Lyme 1 Hotel for our visitors to the distillery and saloon, it makes sense for us to work with the community, provide accommodation as part of these

tours and also provide 100's of year round on and off peak guaranteed bookings for our neighbour, far from any devastating effects. .

Will Black Cow Vodka compensate Lyme 1 Hotel for all the business lost because guests do not want to be disturbed by the intoxicated patrons of the Saloon. The main purpose of any bar is to sell as much premium product as feasible resulting in loud noisy gatherings, sometimes antisocial behaviour such as abusive and insulting behaviour, drunkenness, and vandalism.

- I informed him about smoking and vaping on the outside terrace – he informed me that there will be no-smoking or vaping on the outside terrace. I enquired how would he police and enforce these rules. With Black Cow Vodka Saloon's previous record on honesty, as detailed above I think this is just empty words.
- We have provided clear signage stating no smoking or vaping on the premises, this will be enforced by us, and has been up to this point.  
No way will Black Cow be able to Police this no smoking or vaping.
- If patrons of Black Cow Vodka Saloon are not allowed to smoke or vape on the terrace they will be forced to move to an area in front of the decking. This area which belongs to the Regent Cinema will be filled with staff vehicles. Therefore, smokers would then have to again move forward – toward the Broad Street/Pound Street pavement – thereby congregating outside the ground floor windows of Lyme 1 Hotel. Patrons who would have been consuming the very strong vodka cocktails will become increasing more vocal disturbing the peace and calm at the top of Broad Street/beginning of Pound Street. PUBLIC NUISANCE CONCERNS: This same scenario can be confirmed and witnessed with the same situation with smokers and vapers outside the Volunteer Pub just a few metres further down Broad Street.
- There will be no vehicles situated on site, this will remain a cordoned off area.
- There is a contradiction between the peace and calm that is currently enjoyed and the volunteer pub a few meters away with smoking and vaping. I'm unsure what the concern really is here, if that's the case  
I have never complained about the smokers/vapers outside the Volunteer Pub because they are approx. 50 meters further down Broad Street.
- I informed the owner of Black Cow Vodka Saloon in our telephone conversation that in my opinion he was creating a "Wetherspoons" which was totally unsuitable and inappropriate for Lyme Regis.
- We are not looking to emulate Wetherspoons in any way, by way of an example Weatherspoons offers a price based cheap and high volume offering of food, alcohol and often live sports. Black cow is a premium product, focused on high quality, sustainable and local ingredients, we do not intend to create a "pub / nightclub environment. Our relaxed and ambient offering would likely deter a "Wetherspoons regular". This option might come down to misunderstanding our brand, its values, and ideals.  
According to my Google research – Black Cow Vodka is NOT a Premium Product as claimed and as such is just a high strength alcohol which will create a pub atmosphere by the patrons consuming the Premium Product.

I am required under the Licensing Act to ask if the above points have, or have not, alleviated your concerns and if you are now satisfied with the application. Due to the time constraints surrounding an application I would be grateful if you could please let me know by 6 September 2023 whether you wish to have your representation withdrawn.

I DO NOT wish to withdraw my objections.

I would recap and reiterate comments made by xxxxxxxx of xxxxxxxx in an earlier email to the Licencing Department.

He commented that Black Cow Vodka Saloon do not have any form of lease as confirmed by the owner of the cinema – he also questioned if any Buildings and Public Liability Insurance was in place for a Fire Damaged /Partially demolished building. How can Black Cow Vodka Saloon be able to operate and run a business without these basics' requirements.

If you wish to continue with your representation, I will arrange for a Licensing Sub Committee hearing to take place, a formal invite will be sent out to you in due course. [Look forward to it.](#)

I would also like to inform you that any premises that holds a licence under the Licensing Act 2003, can be subject to a review at any time if an establishment fails to satisfy one or all of the four licensing objectives. (The prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm). A review would be heard at a Licensing Sub Committee where conditions or restrictions may be added to the licence to resolve outstanding issues.

## Representation 3

As previously notified, please find our replies to Pure Milk Vodka Ltd responses to the concerns raised in our previous email 27/08/2023 objecting to their application for a liquor licence at these premises.

For clarity, our replies are given in light blue text.

### **Our concerns with this application:-**

1. *We note that in Part 1 where the applicants give details of the premises, they no longer refer to the premises as The Regent Cinema but choose instead to refer to the premises as The Regent? This application is for a liquor licence on the site of the derelict and fire damaged Grade II listed Regent Cinema.*

1. *The application is for a premise license within the foyer, shop and forecourt of the former Regent Cinema, not the whole premises.*

*Applicants should confirm you will not be operating within fire damaged or partially demolished and now derelict areas of the listed cinema and that applicants are satisfied with the structural integrity of the areas you propose to operate in so as not to present any danger to staff or customers and please clarify how you come to be of that opinion?*

2. *Later in Part 3 the applicants describe the premises saying "The Regent Cinema is currently closed to the general public" and we note throughout their application there is no mention of the fact that the Regent Cinema is still a listed building albeit that probably 85% of the cinema burnt down or was demolished for safety reasons after the fire in 2016.*

*Would it not be more accurate to describe the existing building as the remains of a cinema that burnt down/was demolished in 2016 and lain empty ever since? As a retired chartered surveyor of 40+ years standing xxx questions the structural integrity of the remaining cinema structure. Some of the external walls remain standing today but whereas these walls were once tied in and stabilised by the internal cross walls, floors and the roof structure of the cinema, they are now freestanding walls, some several storeys high and xxx suggests those walls have likely lost the structural integrity they once enjoyed as part of the complete pre fire cinema. Even if there is only a low risk of collapse to the old cinema structure, the consequences of any such collapse could be devastating and reflect very badly on both Town and District Councils. As a minimum, the remaining cinema structure should be checked and inspected by a competent and qualified structural engineer immediately and then regularly every two years. xxx is not sure how long a freestanding wall built on probably inadequate foundations (by current standards at least) can be expected to remain safe and structurally stable but suggests it's a risk that needs to be considered before possibly filling this fire damaged building with intoxicated Vodka drinkers.*

*This relates to the Cinema's auditorium, a separate area which is not part of the application, isn't operated by Black Cow, or has any public access.*

*We think that's rather missing the point we are trying to make here. We understand that Pure Milk Vodka Ltd will not be operating in the demolished and derelict parts of the premises but the Cinema was closed to the public presumably because the*

premises had been decimated by fire and the water pumped in by the Fire Brigade extinguishing the fire. Substantial parts of the structure collapsed but also other parts of the remaining structure will inevitably have been damaged and still be in need of either proper repair or reconstruction eg any tall, now unsupported walls and probably also parts of the foyer structure which in 2016 were internal and covered by the auditorium roof but which have now spent the last 7 years exposed to the weather on the exposed auditorium side. Wallpaper and plasterwork will have disintegrated and the internal bricks corroded but has anything been done to upgrade this wall to make it weather resistant and structurally sound and stable?

If the foyer and other areas you propose to operate in have been properly repaired that's obviously fine and presumably you will have a completion certificate from WDDC Building Control or the Conservation Officer that all works have been carried out to their satisfaction but we suspect that's probably not the case here because the external decking was erected without planning or listed building consent and we suspect you have just redecorated the foyer.

The Cinema was a listed building in 2016 when the fire occurred and as we understand it the owners spent some years settling their insurance claim eventually deciding not to rebuild the cinema and sold the premises instead. It's now 2023 and we presume the cinema is still Grade II listed and we believe the current owners or occupiers need to accept responsibility for the public's safety here, rather than Pure Milk Vodka Ltd just saying "*the Cinema's auditorium, a separate area which is not part of the application, isn't operated by Black Cow, or has any public access*". I'm not sure even that statement is quite correct either because teenagers and squatters have frequently gained access to areas of the Cinema auditorium via the very accessible plywood hoarding in the adjoining Langmoor Gardens, and will no doubt continue to do so.

If the remaining cinema structure and temporary hoardings are allowed to decay further, who will be held responsible when it does eventually all fall down in 5/10/15 years ?

3. *We also note in the description of the premises, the applicants state they "would like to create a pop up Black Cow bar within the foyer and terrace of the building."* That's not quite accurate either because at the time of making the application 28/7/2023, the cinema did not have any terrace. An xxxx constructed timber decking had only just been erected, without planning consent or permission and with a ramp that will be of immense danger to any disabled wheelchair users, the danger being that if the wheelchair user loses control on the slope, the wheelchair may quickly end up in Broad Street, which can be very busy at all times of day and night with cars, buses, delivery trucks and very regularly, skateboarders hurtling down the length of Broad Street.
  1. *This application covers these of the terrace with is in the process of having consent gained.*

Perhaps for accuracy sake WDDC would allow you to amend the application to read "the terrace we built a couple of weeks ago without planning permission or listed building consent?"

2. *The ramp is of gentle gradient, is very wide and has grip strips across it, these are to enable all manner of persons to be able to access the premises*

*without discrimination. Prior to this the steps were quite restrictive to those less mobile.*

The point we are making is clear enough, a wheelchair user who loses control whilst using the ramp you have constructed without planning permission, could end up at the bottom of Broad Street and if such an accident were to occur then either Pure Milk Vodka Ltd as tenants/occupiers or the cinema owners would be held liable for constructing a xxxx ramp and if both parties denied liability then I suspect WDDC would be held liable for allowing a xxxxx ramp to be constructed or not taking action to remove the danger. Please address the point we are making.

- 3. The entire geography of this area is that of steep gradients, the work we have done in creating this decked area, and the building of a wide ramp has served to prevent accidents as to be more inclusive to the wider community.*

That's a matter of fact but if serious risks can be avoided by a bit of thought and care in the design and construction, then why not make the ramp much safer for its users ie provide a more gentle slope and a safer, flatter landing area at the bottom of the ramp on the Regent Cinema forecourt rather than in the roadway?

- 4. We were disappointed to see there is no mention in the application of the listed cinema building being reinstated and do not understand why that is. There was a fire at these listed premises in 2016 and we understood the cinema owners had negotiated a substantial settlement sum with their Insurers which should have enabled them to rebuild the premises but presumably they chose not to reinstate the premises as a functioning cinema. I would have thought the cinema owners were obliged to do so/had a duty/obligation to do so under listed buildings legislation, in a designated Conservation Area.*

- 1. From our understanding, that settlement was a previous owner of the premises, who have since moved on. The fate of the auditorium which doesn't form part of this application, is out of our control. Black Cow are operating as tenets within just a section of the cinema, and have been doing the necessary work to prevent the further degradation of a long vacant listed building, once used for public entertainment.*

When you say "Black Cow are operating as tenets" we presume you mean tenants but as far as we currently understand, Black Cow currently have no lease on the property and have paid no rent to the owner. Are Pure Milk Vodka Ltd occupying the premises xxxxxx? Have Pure Milk Vodka Ltd got the premises insured? Does Pure Milk Vodka Ltd have Public and Employers Liability insurance to run their operations in a partially derelict burnt out cinema? Do Pure Milk Vodka Ltd know if the cinema owners have the premises they are currently occupying insured?

- 5. xxxx could not get the WDDC Conservation Officers to answer their phone so emailed [PlanningConservation@dorsetcouncil.gov.uk](mailto:PlanningConservation@dorsetcouncil.gov.uk) 10/08/2023 @ 16:25 saying he would appreciate a chat with the Conservation Officer responsible for the cinema, but nobody has either acknowledged that email or made contact with him at all.*

6. **Adequacy of parking/loading/turning space for vehicles.** The junction of Broad Street, Silver Street and Pound Street is directly outside the cinema site and is probably the busiest junction in town with vehicles making U turns at the top of Broad Street, vehicles turning up Silver Street to get to Uplyme, travellers turning up Pound Street to get further up the coast road, often at high speed late at night plus lorries delivering to the Coop and Tesco supermarkets both less than 40 metres from the cinema boundary. We believe there will be no space for any vehicles to park or turn on the forecourt of the cinema premises, so customers being dropped off or picked up, deliveries etc will only exacerbate the traffic problems at the junction of these three roads.

1. *We do occasionally find there are vehicles parked on the double yellow lines outside the Regent Cinema's forecourt, these are often other businesses deliveries, people dropping luggage off and checking in to the adjacent hotel, or "nipping into town". This of course isn't up to us to police, or monitor. The forecourt will not be used for turning and will not be used for parking when open either. Should we be expecting a delivery in the morning, we, unlike most businesses here, do have the ability to offer off street parking for this drop off.*

Parking on yellow lines in the road is commonplace because there is a shortage of parking spaces in the town. With the premises proposing to open 9:00:-23:00 seven days a week throughout the year it's difficult to see how you will uphold your statement of intent that "*The forecourt will not be used for turning and will not be used for parking when open either*". We suspect that townspeople, visitors and delivery drivers will continue to use the roadway and your forecourt in the same way they have been doing since we moved in 25+ years ago ie the traffic problem at the top of Broad Street will no doubt be exacerbated with yourselves there open 9:00-23:00 7 days a week

7. **Conflict with Planning Policies.** The applicants have already transgressed planning policies by erecting the decking structures and ramp pointing in the wrong direction without seeking necessary permissions or consents and that's not a good start. To do so on a listed building site we suggest is yet a further serious transgression. xxxx submitted an online complaint to WDDC planning enforcement people on Thursday 24/08/2023 about this illegally erected decking, although he has not received any acknowledgement of same as yet?

8. **Disabled access.** Comments on this are given in point 3 above along with the criticisms of the new decking but we believe the ramp incorporated in the decking has a serious safety flaw in that it slopes too severely and points wheelchair users in the dangerous direction of Broad Street rather than to a safe landing area in the event they should lose control whilst using the ramp.

1. *The ramp has a gentle gradient, is extra wide and has grip strips along its length to make it safe and inclusive.*

xxxx has done lots of work with both ramps for public buildings so has lots of experience particularly with cerebral palsy sufferers. The ramp Pure Milk Vodka contractors have constructed is in his opinion as a chartered surveyor is inadequate and dangerous because as previously stated it points users in the wrong direction if they should be unfortunate enough to lose control of their wheelchair whilst using the ramp. Try and picture an intoxicated disabled person descending the ramp at 23:00 on a wet Saturday night in January,



possibly with an intoxicated carer and you should conclude the ramp needs to be constructed as safe as it possibly can be.

9. **Effect on Listed Buildings and Conservation Area.** We believe what is occurring at the Regent Cinema (a listed building in Lyme Regis Conservation Area) is an absolute disgrace and if the owners are simply ignoring the listed building requirements and legislation they should be reminded that doing so is a criminal offence. We believe WDDC should refuse all and any applications for liquor licences on this deteriorating listed building site and issue a listed building enforcement notice requiring the new timber decking recently erected to be removed forthwith ..... and whether there has been any intent to ignore the listed building legislation.

*My understanding is that Listed Building legislation largely relies on the threat of local authorities enforcing the requirements of that legislation and should it become generally accepted practice for listed property owners to simply ignore that legislation, the benefits of retaining listed buildings to the nation will just disappear. I believe this is already occurring in the Midlands with the recent example of the seemingly rapid fire and demolition of the Crooked House pub in Walsall just a matter of weeks after being purchased by its new property developer owners.*

*To our knowledge, most residents in the town want the cinema reinstated, they don't need or want a Vodka bar operating either in a converted horsebox or the remnants of a fire damaged cinema foyer because there are presently abundant places in the town to get a drink. Why can't the town or district council work with the cinema owners to achieve this objective?*

10. **Highway safety.** This is largely covered in Item 6 above but any increase in traffic at this busy junction in the town will obviously have an adverse impact on highway safety.
11. **Noise and disturbance resulting from use as a Vodka bar.** Intoxicated drinkers are inevitably much noisier than cinemagoers and I note this application is for a permanent liquor and music licence to operate most of the day, seven days a week throughout the year, selling liquor 11:00-23:00 so there will be lots more noise and lots more drunken people spilling out of this new drinking site.

*Unfortunately, this will vastly increase the noise levels throughout the day but particularly late at night and at closing time and the people most affected will be local residents like ourselves whose bedroom is probably just 25 /30 metres from the proposed new bar. The town also has lots of teenagers who are always keen to get drunk and whatever measures the applicants say they will take to avoid under age drinkers they are very unlikely to be successful. The last thing the town needs is yet another drinking hole.*

*This is a main tourist walking spot, the main high street in town, and the location of many shops, restaurants and a main road so it is always a busy place during the day. I don't see this being much louder in the evening than the current noise from the road, these restaurants, the takeaway, and local pub. I don't take such a dim view of the local teenage residents, and It's been a pleasure meeting and working with some of them, including the children of some of the local residents. We will have a challenge 25 policy, which is the agreed nationwide policy for the protection of children.*

Broad Street is obviously the towns High Street so one would expect to find most of the towns pub and restaurant businesses in that main thoroughfare where the passing footfall is greatest. However, The Regent Cinema is the last commercial building in Broad Street and the only other commercial buildings in Pound Street are the next door property Lyme 1 a small Boutique Hotel and the Alexander Hotel 50 metres further up the hill. Please note that both Lyme 1 and the Alex are well run established hotels both with eminently sober and moderate guests. As far as we are aware, the next bar in Pound Street is 5/6 miles away in Rousdon.

Lyme 1 Hotel is No 1 Pound Street and the adjoining residential house No 2 Pound Street, are both owned by xxxxxxxxx and we note that xxxxx is vigorously objecting to WDDC granting this liquor licence application as are the owners of both houses on the opposite side .....

We give this all as background information because all of these properties that is xxx, xxx, xxx and xxx are within 25 metres of the Regent Cinema so we as owners are all aware of the level of noise generated at this particular point in town and we believe that what the applicants say is simply not correct or true. Pound Street is the A3052 and yes, it is a main road but in our experience, having lived here for 25+ years, it's only relatively busy at restricted times ie morning and late afternoon rush hours and summer bank holidays but overall it's a fairly quiet road and there is very little noise from pubs and restaurants because at this end of town, we only have the Volunteer pub 80 metres down Broad Street and there are no external seating areas for food or drink either at the Volunteer or any restaurants.

All our neighbours anticipate a big increase in sustained noise levels from the Vodka bar proposed. From customers and live music throughout the day.

My wife and I take exception to Pure Milk Vodkas response about having "*a dim view of the local teenage residents*". We have 5 grandchildren, including teenagers of 14, 16 and 19 years of age. xxx was Chairman of our local scout group for 7 years and xxx was an Education Social Worker for 13 years so we both have plenty of knowledge and experience of teenagers which informs us that teenagers with little else to occupy their time gravitate towards drink and drugs (because unfortunately there is little else to do in Lyme) which we know are readily available in the town. That's a town with a vacant police station and the occasional visiting policeman. The last time xxx saw a policeman was shortly after a teenager was raped in Langmoor Gardens some years ago.

The applicants will need a lot of luck enforcing their Challenge 25 policy then maintaining it.

*We don't know whether the Vodka bar will provide toilets for their customers or not, but they need to because there are no public toilets at this end of the High/Broad Street and it is not unusual to see people urinating behind the electrical substation in the adjacent park and behind the telephone box in the cinema forecourt.*

*Due to the previous nature of the establishment, the toilet facilities we have are more than adequate.*

*The Vodka bar will inevitably change the character at this end of the High/Broad Street from a generally quiet part of town (apart from closing times at The Volunteer which can often be quite noisy) to one of continual noise and commotion emanating from the Vodka bar music and customers drinking on the new decking areas in the open air. My wife and I have noted the current cinema forecourt seems to amplify sounds at night so that if 2/3/4 people are in that forecourt waiting for a car or taxi to pick them up, my wife and I can hear every word being spoken, even if the people are speaking quietly and of course everything is much worse if those people have had a drink and become quite loud and often lairy or aggressive. In terms of a change of character, I would disagree, this is an extract from the "the Lyme Regis Conservation Area Appeal: "The town's current activities and building uses provide continuity with those of the past, which underpin the town's character. Broad Street is the town's bustling main street with its impressive concentration of retail and business frontages that include inns and hotels. In some rear yards, residential and retail uses follow tradition, whilst the street after hour uses, especially restaurants and the cinema, help extend liveliness.*

We dispute the point you are making because we generally don't always believe what we read in the newspapers or the Lyme Regis Conservation Appeal. We can't actually fully comprehend what they or yourselves are suggesting, is it that a Vodka Bar here would be "underpinning the towns character" because that's absolute nonsense? When we came to the town in 1998, there were fewer bars, restaurants, hotels, guest houses and rooms available to let but there were bakers, banks, butchers, a thriving cinema, greengrocers, Post and a Delivery Office in Broad Street. They have all gone now and with the greatest respect, we suggest the town was a much better place to live in with these various functional amenities present . Perhaps the applicants can accept they may have biased views on this because they are both directors of Pure Milk Vodka Ltd?

In our opinion, Lyme Regis Conservation Appeal ought to be pursuing what their name suggests and trying to retain the more positive features and aspects of the towns heritage. They should be striving to retain the towns Conservation Area and maintain the towns listed properties.

*At the top of Broad Street, a concentration of hotels begins, and this traditional use then continues along the south side of Pound Street."*

For clarity, Lyme 1 is immediately next to the Regent Cinema and the Alexandra Hotel is the next building along the south side of Pound Street. Their used to be The Buena Vista Hotel 200 metre further up Pound Street but that was converted to housing probably 10-15 years ago. To my knowledge, there are no other hotels, pubs or restaurants until Rousdon 5/6 miles away.

*With the road noise, it is near impossible to hear people on the other side of it, so I do find this point to be moot.*

That is simply not true or correct and as previously noted above, Pound Street is generally quiet apart from short periods in the rush hour either end of the day or on Bank holidays.

We have a few additional minor queries to raise on this matter.

- 1) Exactly who would be the actual licensee on site, would that be the applicants Paul Archard and Jason Barber who we note are directors of Pure Milk Vodka, or would the licence be granted to Pure Milk Vodka Ltd??
- 2) Who is the author of the responses given to the comments we raised?
- 3) We note the registered office of Pure Milk Vodka Ltd is given at Companies House as 2 Victoria Grove Bridport DT6 3AA but that differs to the address given on the applicants form of Childhay Manor, Dorset, DT8 3LQ. Can they give whatever address they fancy?

I am required under the Licensing Act to ask if the above points have, or have not, alleviated your concerns and if you are now satisfied with the application. Due to the time constraints surrounding an application I would be grateful if you could please let me know by 6 September 2023 whether or not you wish to have your representation withdrawn.

No, the applicants responses to the concerns raised in our previous email 27/08/2023 have not alleviated our concerns so we will not be withdrawing our objections. My wife and I have the overall concern that we have lived happily almost opposite this Grade 11 listed cinema. It mostly burnt down in 2016 and we were expecting it to be reconstructed in due course but it has n't been and instead this listed building has been sold off to another owner, we understand very cheaply, and those current owners are now probably seeking planning permission to demolish the cinema and build flats or houses on the site. In the meantime the cinema structure is decaying and at some point in the future with enough neglect, will eventually collapse.

We worry that we have this substantial property almost opposite us being abused or misused. We suspect there is no valid insurance in effect on the property. Pure Milk Vodka Ltd may be tenants xxxxxx but we doubt they have the property insured because we understand they don't have a lease from the owners and apparently don't pay rent either. They built decking and carried out works to the listed property and as far as we are aware are doing so without planning permission or Building Regs approval and it seems to us, this is all very irregular and possibly a disaster waiting to happen.

What would happen if say part of the building collapses or someone rolls off the decking ramp and kills themselves in Broad Street. Who will be responsible because if its not the owner, nor the tenant/xxxxx etc then it could well be WDDC who allowed the neglect of the building to continue unabated or allowed the construction of the defective decking and ramp. We urge WDDC to take control of the situation whilst they still have the opportunity.

Deny the liquor licence and get the decking removed and use WDDC considerable powers to get this listed building reinstated.