

To: DORSET COUNCIL LICENSING Licensing@dorsetcouncil.gov.uk

Open Application 070975: Cove Café Ltd, Variation of a premises licence in respect of Seals Cove, St Andrews House, Shoe Lane, Bridport DT6 3EX.

I refer to the Public Notice Licensing Act 2003 clearly displayed alongside the land adjoining “Seal’s Cove” in the Bradpole Ward of Bridport Town Council which seeks a variation of the premises licence in respect of Seals Cove, St Andrews House, Shoe Lane, Bridport DT6 3EX: **“For regulated entertainment indoors and outdoors and to add the provision of alcohol for off sales and increase of licensable area generally between the hours of Monday to Sunday 11:00 ~ 23:30.”**

A similar application was made in 2020 and was considered by the Dorset Licensing sub committee on Weds 15th July 2020.

The [minutes](#) of that meeting report that the Licensing Officer advised that the applicant had [written](#) to withdraw some parts of the application resulting in the amended application being:

“The supply of alcohol (on sales only) between 1100hrs and 2330hrs daily, with an additional hour on New Year’s Eve and all national bank holidays”.

In short the external areas had been eliminated from the application as had the request for “anything similar to live music, recorded music and performances of dance”.

The application was subsequently granted with conditions including:

“a sound limiting device located in a separate and lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service to ensure that no noise nuisance is caused to local residents.”

This condition clearly demonstrates that concern was then given to the amenity of local residents particularly in relation to acoustic matters.

I am not aware of any local concerns having been raised since the licence was granted and the business appears to be favoured by many users.

Current Application

This appears to seek the re-introduction of the application for an outdoor licence which was withdrawn from the 2020 application.

The following extract from the current application indicates the proposed activities and times:

Permitted Activities

- provision of late night refreshment
- a performance of live music
- any playing of recorded music
- the supply of alcohol

Activities - Times Requested

| | Time From | Time To | |
|---|-----------|---------|---|
| E. Performance of live music (Indoors & Outdoors) | | | |
| Monday to Sunday | 11:00 | 23:30 | New Years Eve , All National Bank Holidays: 23:00 - 00:30 |
| F. Playing of recorded music (Indoors & Outdoors) | | | |
| Monday to Sunday | 11:00 | 23:30 | New Years Eve , All National Bank Holidays: 23:00 - 00:30 |
| I. Late night refreshment (Indoors & Outdoors) | | | |
| Monday to Sunday | 23:00 | 00:00 | New Years Eve , All National Bank Holidays: 23:00 - 01:00 |
| J. Supply of alcohol for consumption ON and OFF the premises | | | |
| Monday to Sunday | 11:00 | 23:30 | New Years Eve , All National Bank Holidays: 23:00 - 00:30 |

Appendix 4

Here we again see the request for the performance of live music as well as the supply of alcohol. These proposed activities will have acoustic implications, which can less easily be managed in the case of outdoor activities, particularly during the later evening sessions, for the number of nearby residential dwellings that could be considered to be within acoustic range.

I appreciate that only those elements that relate to the licensing application can be considered, however there does here appear to be a cross-over between planning and licensing.

The grass area adjacent to where the Public Notice was placed sits to the rear of the “Seal’s Cove” premises within the flood plain of the River Asker and is likely to be the site to which the outdoor licence would apply. There is a protective flood bank between this grass area and the physical premises of “Seal’s Cove” to protect the latter. Site flooding is a feature including in recent months.

This site is designated as a Local Green Space in the [2020 Bridport Area Neighbourhood Plan](#) (Policy L3: Happy Island). This designation was achieved as a result of criteria being met for such a designation which includes:

- Tranquillity: a place that offers an escape from everyday urban noise and activity.
- Beauty: A place of aesthetic beauty that adds to the visual qualities of the neighbourhood plan area.
- Wildlife: A place that provides a haven for wildlife, both animals and plants.

Since any external facility will also require lighting, where there is currently none, it would seem that the application is not in accord with the designation of a Local Green Space.

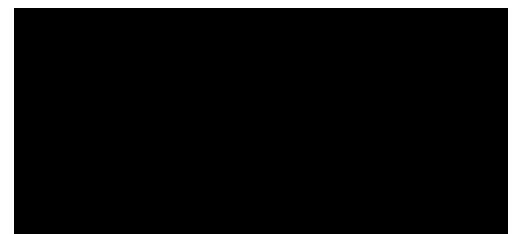
Within this site there currently appears to be what is an incomplete unauthorised development comprising of raised decking/staging, a concrete services installation and an amphibious craft. A retrospective [planning application](#) was recently made relating to this which was subsequently withdrawn.



Previous planning approval conditions (example [WD/D/16/000838](#)) have sought to “safeguard the character and appearance of the development having regard to its surroundings and relationship of the site with the character of the Dorset AONB; the adjoining River Asker, and the site’s countryside surroundings; and, any future development on adjoining land in accordance with the provisions of Policies ENV1, ENV10, ENV12, ENV16, ECON1 and ECON2, contained in the West Dorset, Weymouth and Portland Local Plan – Adopted October, 2015.”

I imagine that a site visit will be appropriate to enable members of the licensing Committee/sub-committee to understand the implications arising from this application, the as yet unknown future usage of the site, and how the 2003 Licencing Act mandatory conditions may be applied.

Whilst my wife & I live beyond the acoustic range we do appreciate the protection given to the Asker River Valley (Happy Island) by way of the Bridport Area Neighbourhood Plan, we therefore object to this application in regard to the exterior areas.



22/06/24



DORSET COUNCIL
27 JUN 2024
Digital Mail Room

Dear Sir

I wish to comment on the Licensing Application for Cove Cafe Ltd St Andrews Industrial Estate Bridport.

My worry is the activities that will take place on the outdoor decked area at the rear of the main building. This area is close to the river and is on silt. This will mean that any vibration will be transmitted easily to the river and will affect the fish by driving them away even if only temporarily.

I believe there are reports of otters along this stretch which may be adversely affected as they do not like noise or lights or disturbance. It is of course a protected animal.

Please take these observations into account when discussing this part of the application.

Yours

