



Sarah

Dear Sirs,

I am the owner of 3 Standard Cottages, Wells Next the Sea and object to the above application on the following grounds:

Procedural issue

Licensing authorities typically consider that it is ideal to obtain all planning permissions, consents and certificates before any licensing applications are made. This is with the aim of smoothing out the licensing process. If the planning permission position is clear before the licensing authority has to deal with the licensing application, there will then be little doubt that the premises can be lawfully used for the purposes covered by the proposed premises licence. It will also be less likely that the local planning authority will make representations against a premises licensing application as their permission will already be in place.

There are a number of significant issues relating to both the planning application for change of use of these premises from A1 (retail/shop) to A4 (drinking establishments) which are detailed below. This is the very reason why the planning application should precede or be dealt with at the same time as the licensing application. In these circumstances, planning officers can liaise with licensing officers efficiently and effectively to process the 2 applications.

Access/public safety

The premises lie at the corner of an acute bend in a very busy road.(bus route/A road) and obliges users of the premises to cross that road or the East Quay junction. There is no pedestrian crossing. This merits consideration as a highways safety issue.

Public nuisance

The premise is close to residential properties. Some of these are holiday lets but the owners and users of these properties are entitled to exactly the same 'enjoyment of use' as the full time residents. The proposed outside seating will constitute a significant increase in noise by customers up to 2130 at night creating the risk of public nuisance. The proposed seating on the plan accompanying the application is simply wrong. It shows 4 X 2 seater tables in the public road to the north of the building and the plan seems to be upside down. A correct plan should be provided for proper consideration. If the seating area is to be to the south side of the building, there is inadequate space as it will be used for vehicular access to a proposed new house to the rear of Standard House (the subject of separate granted permission).

There is a very reasonable likelihood of the adoption of Tug Boat Yard, the registered and protected Village Green immediately to the north of Standard House, as an informal 'pub garden'. The license should strictly forbid the extension of usage to the Village Green

Yours faithfully

Simon Hegarty