

**1. Noise pollution in what is an already congested area of pubs and restaurants;**

*As the proprietor, I am of course conscious of additional noise to the immediate local area. Although I question the distance of the representatives residence in relation to our site, and would encourage people who live within the immediate radius to come forward themselves, we will be committed to monitoring and staggering people leaving as a result of having a default booking system for what is primarily a restaurant.*

**2. Environmental pollution from smokers congregating in a small area surrounded by dwellings.**

*Smokers will be prohibited from taking their drinks outside, which will stop smokers congregating outside - keeping noise to a minimum.*

A gate will also be fitted at the bottom of the metal staircase that leads to the Terrace, with the gate closed and locked (at 8pm) to prevent unauthorised access.

**3. Customers congregating in front of the premises which is on a very busy road and potential danger to moving cars and pedestrians due to the pavement size immediately outside.**

Again, due to the default booking system, we will be able to stagger leaving customers and due to our proposed limit on guests we will not have large groups of people leaving the premises at any one time. This has not been a problem (reported or otherwise) since opening the outdoor bar. I would also add that the size of the pavement on Wyle Cop relative to the rest of town isn't small.

In addition, and as part of recent correspondence from the environmental protection officer (EPO), they state that:

"In principle I have no objections to the building being licensed and used as a restaurant with a premises license, allowing opening until 23.30, Wyle Cop is a commercial area and there are a number of restaurants and bars in the vicinity"

## In conclusion

Should the variation be approved, customers will use the facilities of an outdoor toilet and smoking area. As discussed with Rob Bowland (EPO), I have agreed to have the following conditions put in place:

- The external areas to the rear of the building (courtyard and terrace) to be cleared of patrons by 17:00 Monday – Tuesday, and 20:00 Wednesday to Sunday.
- A gate to be fitted at the bottom of the metal staircase that leads to the Terrace, and the gate closed and locked at the above times to prevent unauthorised access.
- No drinks to be taken into, or consumed in the Courtyard or Terrace after 17:00 Monday to Tuesday, and after 20:00 Wednesday to Sunday.
- The rear door to the building to be closed after 20:00 until the end of trading except for access and egress.

Recently, I walked through town, and the amount of empty commercial real estate is alarming. Again, I would debate that loyal business owners to the town who are desperate to diversify and survive should be encouraged to do so and issues that can be well managed and solved - if they occur - shouldn't block this progress and development.

To augment this, I would point towards the National Planning Policy Framework 6. Building a strong, competitive economy. Paragraph (81) stating

*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. **Significant weight** should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*

As well as Paragraph 84. Planning policies and decisions should enable:

*(a) the sustainable growth and expansion of all types of business in rural areas, [...] through conversion of existing buildings [...]*

I am, in fact, trying to create an upmarket, tapas café/restaurant to compliment the success of the alfresco garden. I have not applied to open a "late night drinking establishment" and will also not be serving draught beer in a conscious attempt to avoid 'pub' culture.

