

Public Document Pack

JOHN WARD
Head of Finance and Governance Services

Contact:

East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY
Tel: 01243 785166
www.chichester.gov.uk



A meeting of **Alcohol and Entertainment Licensing Sub-Committee** will be held in Committee Room 2, East Pallant House on **Tuesday 8 August 2017 at 2.30 pm**

MEMBERS: Mr P Budge, Mr J W Elliott and Mr J Ridd

AGENDA

Part 1

- 1 **To elect a Chairman for this Hearing**
- 2 **Declarations of Interests**
Members and officers are reminded to make any declarations of disclosable pecuniary, personal and/or prejudicial interests they may have in respect of matters on the agenda for this meeting.
- 3 **Boston Tea Party, The Corn Exchange, Baffins Lane, Chichester, West Sussex, PO19 1UD (Pages 1 - 108)**
Application for a New Premises Licence:
 - (a) Chair opens the Hearing.
 - (b) Items arising from Regulation 6 Notice (Notice of Hearing).
 - (c) Notice of any representations withdrawn.
 - (d) The procedure will then follow the Sub-Committee protocol and procedure note attached (pages 1 to 4).
- 4 **Consideration of any late items as follows:**
 - (a) items added to the agenda papers and made available for public inspection;
 - (b) items which the chairman has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting.

NOTES

1. The press and public may be excluded from the meeting during any item of business whenever it is likely that there would be disclosure of exempt information as defined in section 100I of and Schedule 12A to the Local Government Act 1972
2. The press and public may view the agenda papers within Part 1 of the agenda on Chichester District Council's website at <http://www.chichester.gov.uk/committees>.
3. Subject to the provisions allowing the exclusion of the press and public, the photographing, filming or recording of this meeting from the public seating area is permitted. To assist with the management of the meeting, anyone wishing to do this

is asked to inform the chairman of the meeting of his or her intentions before the meeting starts. The use of mobile devices for access to social media is permitted but these should be switched to silent for the duration of the meeting. Those undertaking such activities must do so discreetly and not disrupt the meeting, for example by oral commentary, excessive noise, distracting movement or flash photography. Filming of children, vulnerable adults or members of the audience who object should be avoided. [Standing Order 11.3 in the Constitution of Chichester District Council]

CHICHESTER DISTRICT COUNCIL

THE LICENSING ACT 2003 (THE 'ACT')

THE LICENSING ACT 2003 HEARING REGULATIONS 2005

SUB-COMMITTEE PROTOCOL AND PROCEDURE NOTE

A. PROTOCOL

1. The Notice of Meeting

- (a) The Notice of Sub-Committee meeting issued by the Council shall be accompanied by the following:
 - (i) A report of the Licensing Officer which shall include:
 - (a) Conditions the Licensing Officer considers relevant in the event that the application is granted;
 - (b) Any matters which in his opinion require clarification; and
 - (c) Observations on the application in relation to the Licensing Objectives, National Guidance and local policy.
 - (ii) Where relevant, the notices which have been given by the applicant and other parties under the Act.
- (b) The Notice of Meeting shall be served upon:
 - (i) The applicant (together with copies of relevant representations under the Act);
 - (ii) Persons who have made relevant representations under the Act; and
 - (iii) Where appropriate the Chief Officer of Police who has given notice under the Act.

2. Appearances and Submissions

(a) Constitution of the Sub Committee

A Member of a Ward in which the premises are located and is the subject of an application shall not be a Member of the Sub-Committee determining such application.

(b) Parties entitled to appear

In accordance with the Licensing Act 2003 (Hearings) Regulations 2005 any person making relevant representations, the applicant and the Licensing Officer may attend the hearing and may be assisted or represented by any person whether or not the person is legally qualified.

(c) **At the Hearing**

Any party shall be entitled to:

- (i) Respond to any point in support of their application or representation which the Licensing Authority (the 'Authority') has given notice that it may require further clarification on;
- (ii) Normally to put questions to any other party; and
- (iii) Address the Sub-Committee.

(d) **Consequences of non-attendance**

- (i) The Sub-Committee will normally proceed with a hearing where a party has informed the Authority that it does not intend to attend or be represented at the hearing.
- (ii) Where a party has not so indicated but fails to attend or to be represented at the hearing the Sub-Committee may, at its discretion, where it is considered necessary in the public interest, adjourn the hearing to a later date or hold the hearing in the party's absence subject to, (in the latter case), the Sub-Committee considering the application or representations made by the absent party.

(e) **Submissions to the Sub Committee**

- (i) Subject to each party being given an equal maximum time the Sub-Committee may, at its discretion, where it considers appropriate in the public interest, advise parties that it will impose a time limit on speeches or submissions to be made to it.
- (ii) The Sub-Committee may, at its discretion, request that where a number of relevant representations repeat or in substance repeat a representation, that a representative of those making such representations make submissions to it on behalf of the other parties.
- (iii) The production of draft conditions by the Licensing Officer shall not be construed as influencing the Sub-Committee in advance of hearing representations and are produced for administrative convenience in the event that, following formal determination of the application, the Sub-Committee considers it appropriate to grant consent but with such conditions as it may consider appropriate.
- (iv) The Sub-Committee shall not have regard to any information first produced by a party at the hearing without first obtaining the consent of other parties present at the hearing.

(f) **Conduct at the Hearing**

- (i) The Sub-Committee may, at its discretion, require a person to leave the hearing and refuse to permit that person to return or to return only on such conditions as the Sub-Committee specifies if, in its opinion, that person is behaving in a disruptive manner, provided that such person may submit written evidence in accordance with the Regulations.

- (ii) Any irregularity arising from any failure to accord with this procedure shall not make the hearing void. If any person has clearly been prejudiced the Authority will take appropriate steps to rectify the irregularity before reaching its determination. Clerical mistakes in a document arising from accidental slip or omission may be corrected by the Authority.
- (iii) The public (including any parties or their representatives) may be excluded from part of the hearing where the public interest in so doing outweighs the public interest in the hearing taking place in public.
- (iv) The Sub-Committee may adjourn the hearing to a specified date where it considers it necessary to obtain further information or to facilitate representations or to assess such representation at or in the vicinity of the premises.

B. Procedure at the Hearing

1. Order of Presentation

- (a) The procedure of the Sub-Committee is as follows:
 - (i) Chair opens the meeting, introducing Members of the Sub-Committee and officers present to the applicant and members of the public, explains the nature of the decision to be taken and the procedure to be followed, and shall consider any request made by a party under the Regulations for permission for another person to appear at the Hearing, such permission not to be unreasonably withheld.
 - (ii) The Licensing Officer outlines the application, any relevant representations and relevancies to the local authority licensing policy statement and statutory guidance (optional).
 - (iii) Members to ask any relevant questions of the officer.
 - (iv) Licensing Officer introduces applicant (if present) and invites him or her, or person representing them, to address the committee or clarify any information arising from the officers' outline, if necessary.
 - (v) Licensing Officer to invite those parties making representations to address the Sub-Committee.
 - (vi) Members to ask any relevant questions of those parties making representations.
 - (vii) Applicant or person representing them to ask any relevant questions of those parties making representations.
 - (viii) Applicant or person representing them addresses the Sub-Committee.
 - (ix) Members may ask any relevant questions of the applicant or person representing them.
 - (x) Parties that made representations to ask any relevant questions of the applicant or person representing them.
 - (xi) Chair to invite applicant or those representing them, and any parties making representations, to briefly summarise their points if they wish.

- (xii) Chair invites Licensing Officer to comment on the effect of any evidence submitted in relation to local Licensing Authority's policies.
- (xiii) Chair asks all parties that they are satisfied they have said all they wish to.
- (xiv) Members of the Sub-Committee retire and discuss and make their decision.
- (xv) Chair relays the decision and the reasons given for the decision and any conditions placed upon the licence (if granted) and the licensing objective that they relate to.

NB (b) Decision

- (i) The Sub-Committee shall assess the application:

- (a) Against the four Licensing Objectives being

- The Prevention of Crime and Disorder;
 - Public Safety;
 - The prevention of public nuisance;
 - The protection of children from harm; and

- (b) Any relevant national guidance and local policy.

- (ii) **Legal Advice**

The Sub-Committee may request the assistance of the Council's legal officer at any time. Where practicable, the legal officer shall ensure that any legal advice given to the Sub-Committee not previously given during the course of hearing, shall be made known to the applicant and those making relevant representations and he shall give them the opportunity of making representations on such advice before the Sub-Committee makes its decision.

- (iii) **Confirming the Decision**

Written confirmation of the decision including any conditions in the event that the application is granted and reasons for the decision and, if relevant conditions, will be given within five working days of the hearing.

List of Representors

Application Summary

Application Reference:	17/00717/LAPRE
Licence Address:	Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex PO19 1BF
Licence Details:	New Premises Licence

1.	
Name:	Amanda & Michael Sullivan
Address:	Hasted House 18A St Johns Street Chichester West Sussex PO19 1UP

2.	
Name:	Mrs Victoria Hicks
Address:	19 St Johns Street Chichester West Sussex PO19 1UP

3.	
Name:	Mr Keith Mitchelson
Address:	Not provided

4.	
Name:	Ms Catherine Gunn
Address:	9 West Pallant Chichester West Sussex PO19 1TB

5.	
Name:	Ms Fiona Guertin
Address:	Not provided

6.	
Name:	Linda & Andrew Gebhart
Address:	16 St Johns Street Chichester West Sussex PO19 1UU

7.	
Name:	Cllr. Pam Dignum
Address:	Not provided

8.	
Name:	Ms Rowena Daniels
Address:	18 North Pallant Chichester West Sussex PO19 1TQ

9.	
Name:	Mr Charles Gillmore
Address:	7 St Johns Street Chichester West Sussex PO19 1UR

10.	
Name:	Mrs Frances Mager
Address:	1 New Town Chichester West Sussex PO19 1UG

11.	
Name:	Mr Nick Wastnage
Address:	Lane House 7 Friary Lane Chichester West Sussex PO19 1UE

12.	
Name:	Mr David Laing
Address:	3 New Town Chichester West Sussex PO19 1UG

13.	
Name:	Mr Mike Jennings
Address:	Not provided

14.	
Name:	Mrs Anne Scicluna
Address:	Not provided

15.	
Name:	Mr Nigel Galloway
Address:	Not provided

16.	
Name:	Mr Anthony Earl
Address:	Not provided

17.	
Name:	Mr Rodney Hurst
Address:	1 Friary Lane Chichester West Sussex PO19 1UE

Alcohol and Entertainment Licensing Sub-Committee

Date and Time: Tuesday 8th August 2017 at 2.30pm
Venue: Committee Room 2, East Pallant House, Chichester District Council, East Pallant,
West Sussex, PO19 1TY

Application for a PREMISES LICENCE

Boston Tea Party
The Corn Exchange
Baffins Lane
Chichester
West Sussex
PO19 1UD

1. RECOMMENDATIONS

- 1.1 That the Sub-Committee considers and determines an application made by Boston Tea Party Group Limited for a Premises Licence.**
- 1.2 If the determination is to grant a Premises Licence, to give consideration as to whether it is appropriate to attach conditions to ensure the Licensing Objectives are met.**
- 1.3 The Sub-Committee is to give reasons for its decision.**

2. REASONS FOR HEARING

- 2.1 The Premises Licence application submitted by Boston Tea Party Group Limited of 75 Park Street, Bristol, BS1 5PF has been the subject of seventeen (17) relevant representations from residents living within close proximity to the application site. No Responsible Authority under the Licensing Act 2003 (the 'Act') submitted a representation in opposition to this application. The representations remain unresolved.

3. BACKGROUND

Included in this report are the following attachments:

- 3.1 Copy of the Alcohol and Entertainment Licensing Sub-Committee Protocol and Procedure.
- 3.2 A plan depicting the local area and application site in relation to the representations received by the Licensing Authority. **(Attachment A).**

- 3.3 A copy of the Premises Licence application (17/00717/LAPRE). **(Attachment B)**
- 3.4 Copy of relevant representations and where applicable successful mediation. **(Attachment C)**
- 3.5 Copy of the 'Residents Pack' produced by the applicant. **(Attachment D)**

4 SUMMARY OF THE PREMISES LICENCE APPLICATION

- 4.1 A copy of the application is reproduced in full at Attachment B.
- 4.2 Boston Tea Party Group Limited, the applicant, submitted a valid application on 15th May 2017. As part of the application process statutory public notices were displayed at the premises during the representation period, which ran until 12th June 2017, and a suitable advert was published in the Observer newspaper series on 18th May 2017.
- 4.3 The nature of the premises is simply described as a café by the applicant with a potential maximum of approximately 150 covers providing a '*substantial food offer*'. The original application was seeking one licensable activity, the 'supply of alcohol' for consumption '*on*' and '*off*' the premises. No forms of regulated entertainment i.e. live or recorded music etc. were applied for. Below is a table illustrating the standard days and timings associated with the original application along with the proposed hours the premises would be open to the public.

Application seeking	Standard days, timings and non-standard standard timings being applied for
'Sale by Retail of alcohol' (for consumption 'on' and 'off' the premises)	Everyday 1100 - 1930 No Non-Standard Timing or Seasonal variations
Hours premises are open to the public	Everyday 0700 – 1930 No Non-Standard Timing or Seasonal variations

- 4.4 The applicant provided additional information in their Operating Schedule as to how they intended to promote all four of the Licensing Objectives as a result of the application (shown at Attachment B). Where appropriate these suggested steps would be translated into conditions if the application is successful and a Licence granted. The applicant's proposals included, amongst other things, such matters as:

- CCTV system to be installed to the satisfaction of the Police and Licensing Authority

- CCTV system to continuously record during trading hours and one hour afterwards.
- The premises will operate as a café with a substantial food offer.
- The requirement for the DPS or in his/her absence another responsible person to maintain an 'incident/refusals' logbook.
- Signage requesting patrons to be considerate to neighbours should be conspicuously displayed inside and outside the premises (entrances/exits).
- All staff to be trained to a level commensurate with their role in the prevention of underage sales (alcohol).
- The implementation of a 'Challenge 21' scheme whereby only photographic ID will be accepted as proof of age.
- Signage notifying customers of the active 'Challenge 21' scheme shall be displayed at the premises.

4.5 Mr Duncan Zvonek-Little has been nominated as the proposed Designated Premises Supervisor and has been an active Personal Licence holder with the London Borough of Camden since August 2005 with no reported incidents.

5 THE PROCESS AND PROMOTION OF LICENSING OBJECTIVES

5.1 The legislation provides clear focus on the promotion of four licensing objectives which must be addressed when licensing functions are undertaken. The licensing objectives are:

- The prevention of crime and disorder,
- Public safety,
- The prevention of public nuisance, and
- The protection of children from harm.

5.2 In carrying out its licensing functions, the Licensing Authority must also have regard to its current Statement of Licensing Policy 2016 – 2021 and Guidance published by the Home Office (April 2017) along with the relevant matters raised in the representation(s).

6 RELEVANT REPRESENTATION(S)

6.1 A representation is "relevant" if it relates to the likely effect of the grant of the Licence on the promotion of at least one or more of the licensing objectives. The seventeen representations received in respect of this application and where applicable, the outcome of successful mediation, are reproduced in full at Attachments C and D.

6.2 It is considered appropriate to highlight that no Responsible Authority under the Licensing Act 2003 has submitted a representation in opposition to this application. Sussex Police agreed a condition in principle to be added to the Premises Licence, if granted, with the applicant early in the process regarding the training of staff.

6.2 This Licensing Authority is aware that a significant area of discussion between the applicant's agent and local residents centred on planning. Again it is important to highlight that it has been made clear to all parties that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency as stated in the current Home Office guidance whilst

recognising the planning and licensing regimes involve consideration of different (albeit related) matters. Licensing Sub-Committees are not bound by decisions made by a planning committee, and vice versa.

6.3 There are circumstances when as a condition of planning a terminal hour may be set for the use of premises for commercial purposes. Where these hours are different to granted licensing hours, an applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law.

6.4 The applicant has taken on board the comments made by local residents and as part of the mediation process circulated a 'Residents Pack' (Attachment D) which proposed amendments to their client's original application and offered a further condition in relation to delivery arrangements at the premises. For ease these are reproduced below.

- **Reduce the hours for the sale of alcohol from between 11am and 7.30pm to between 11am and 7pm. This allows for a 30 minute period after last sales of alcohol to ensure customers and staff are off the premises in line with the planning permission.**
- **Remove the permission for 'off sales' (this is defined as the sale of alcohol in closed container to be taken away from the premises).**

Add a condition mirroring the planning permission in relation to deliveries.

- **No deliveries shall be taken to or dispatched from the premises outside of the hours of 07.00hrs to 08.00hrs and 09.00hrs to 19.30hrs Monday to Saturday nor at any times on Sunday, Bank or Public Holidays. All loading and deliveries to the site shall take place from the loading bay on Baffins Lane, in accordance with the Service Management Plan.**

6.5 All those that made relevant representation(s) were sent the Notice of Hearing, along with the applicant, inviting them to attend or nominate another person to address the Sub-Committee on their behalf.

7 CONSIDERATION

7.1 In reaching its determination the Sub-Committee must take into consideration the four Licensing Objectives, the Council's Statement of Licensing Policy, the current Home Office Guidance and written and/or oral evidence during the hearing

7.2 It is very important to note that these are the only matters to be addressed by the Licensing Authority when considering this application. The Licensing Objectives are the only grounds on which representations can be made, and the only grounds on which the Licensing Authority will be able to refuse an application or impose appropriate conditions in addition to mandatory conditions and those proposed by the applicant in their Operating Schedule.

7.3 Human Rights considerations must be taken into account fully in balancing licensing issues, in particular, article 1 of the first protocol and articles 6 and 8. Article 1

relates to the protection of property and the peaceful enjoyment of possessions and property (holding a licence would be considered a possession). Article 8 relates to the right to respect for private and family life, home and correspondence. Article 6 relates to the right to a fair trial. These are however qualified rights and can be deprived of "in the public interest". Interference is permissible if what is done: -

- Has its basis in law;
- Is necessary in a democratic society to fulfil a pressing need or pursue a legitimate aim,
- Is proportionate to the aims being pursued; and,
- Is related to the prevention of crime or, the protection of public order or health or the protection of the rights and freedoms of others.

7.4 The Sub-Committee must consider each application on its own merits, and in accordance with the principles of natural justice, as well as the provisions of the Licensing Act 2003. All relevant factors must be taken into account, and all irrelevant factors must be disregarded.

7.5 All applications before the Sub-Committee must be considered against the backdrop of anti-discriminatory legislation, such as the Race Relations Act 1976 as amended 2000, and the Sex Discrimination Act 1975, and also in accordance with the Council's stated policy on Equal Opportunities.

7.6 In accordance with Section 17 of the Crime and Disorder Act 1998 the Council is under a duty to exercise its functions with due regard to the likely effect on, and the need to do all it reasonably can to prevent, crime and disorder in its areas. The possible crime and disorder implications are clearly relevant factors in the consideration of all applications and this is re-emphasised by the Licensing Act 2003 itself. In giving "due regard" to these possible implications members will consider and weigh up all the information available and representations made, including those from Persons and the Responsible Authorities.

7.7 The Sub-Committee are required to give reasons for their decision.

8. OPTIONS OPEN TO THE SUB-COMMITTEE

8.1 When considering this application the following options are available to the Sub-Committee:

- a. To grant the Premises Licence, as requested,
- b. To grant the Premises Licence, as requested, with additional conditions appropriate to the promotion of the specific Licensing Objectives on which relevant representations have been received,
- c. Reject the whole or part of the Premises Licence application.

8.2 The Sub-Committee may also:

- d. Grant the Premises Licence but exclude certain licensable activities from the licence,
- e. Grant different conditions to different parts of the premises or to different Licensable Activities.

9 **BACKGROUND PAPERS**

Licensing Act 2003

Home Office Guidance issued under section 182 of the Licensing Act 2003 (April 2017)

Chichester District Council's Statement of Licensing Policy 2016 - 2021

10 **ATTACHMENTS**

Attachment A: Plan of the local area and application site

Attachment B: A copy of the Premises Licence application (17/00717/LAPRE)

Attachment C: Copy of original relevant representations and where applicable mediation

Attachment D: Copy of the 'Residents Pack' provided to residents by applicant's agent

Contact: Mr L Foord, Licensing Manager
lfoord@chichester.gov.uk
01243 534742

Location Key of Representors

Application Summary

Application Reference:	17/00717/LAPRE
Licence Address:	Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex PO19 1BF
Licence Details:	New Premises Licence

1.	
Name:	Amanda & Michael Sullivan
Address:	Hasted House 18A St Johns Street Chichester West Sussex PO19 1UP

2.	
Name:	Mrs Victoria Hicks
Address:	19 St Johns Street Chichester West Sussex PO19 1UP

3.	
Name:	Mr Keith Mitchelson
Address:	Not provided

4.	
Name:	Ms Catherine Gunn
Address:	9 West Pallant Chichester West Sussex PO19 1TB

5.	
Name:	Ms Fiona Guertin
Address:	Not provided

6.	
Name:	Linda & Andrew Gebhart
Address:	16 St Johns Street Chichester West Sussex PO19 1UU

7.	
Name:	Cllr. Pam Dignum
Address:	Not provided

8.	
Name:	Ms Rowena Daniels
Address:	18 North Pallant Chichester West Sussex PO19 1TQ

9.	
Name:	Mr Charles Gillmore
Address:	7 St Johns Street Chichester West Sussex PO19 1UR

10.	
Name:	Mrs Frances Mager
Address:	1 New Town Chichester West Sussex PO19 1UG

11.	
Name:	Mr Nick Wastnage
Address:	Lane House 7 Friary Lane Chichester West Sussex PO19 1UE

12.	
Name:	Mr David Laing
Address:	3 New Town Chichester West Sussex PO19 1UG

13.	
Name:	Mr Mike Jennings
Address:	Not provided

14.	
Name:	Mrs Anne Scicluna
Address:	Not provided

15.	
Name:	Mr Nigel Galloway
Address:	Not provided

16.	
Name:	Mr Anthony Earl
Address:	Not provided

17.	
Name:	Mr Rodney Hurst
Address:	1 Friary Lane Chichester West Sussex PO19 1UE

Boston Tea Party
Ground Floor South Suite, The Corn Exchange,
Baffins Lane, Chichester, PO19 1BF

 The Corn Exchange

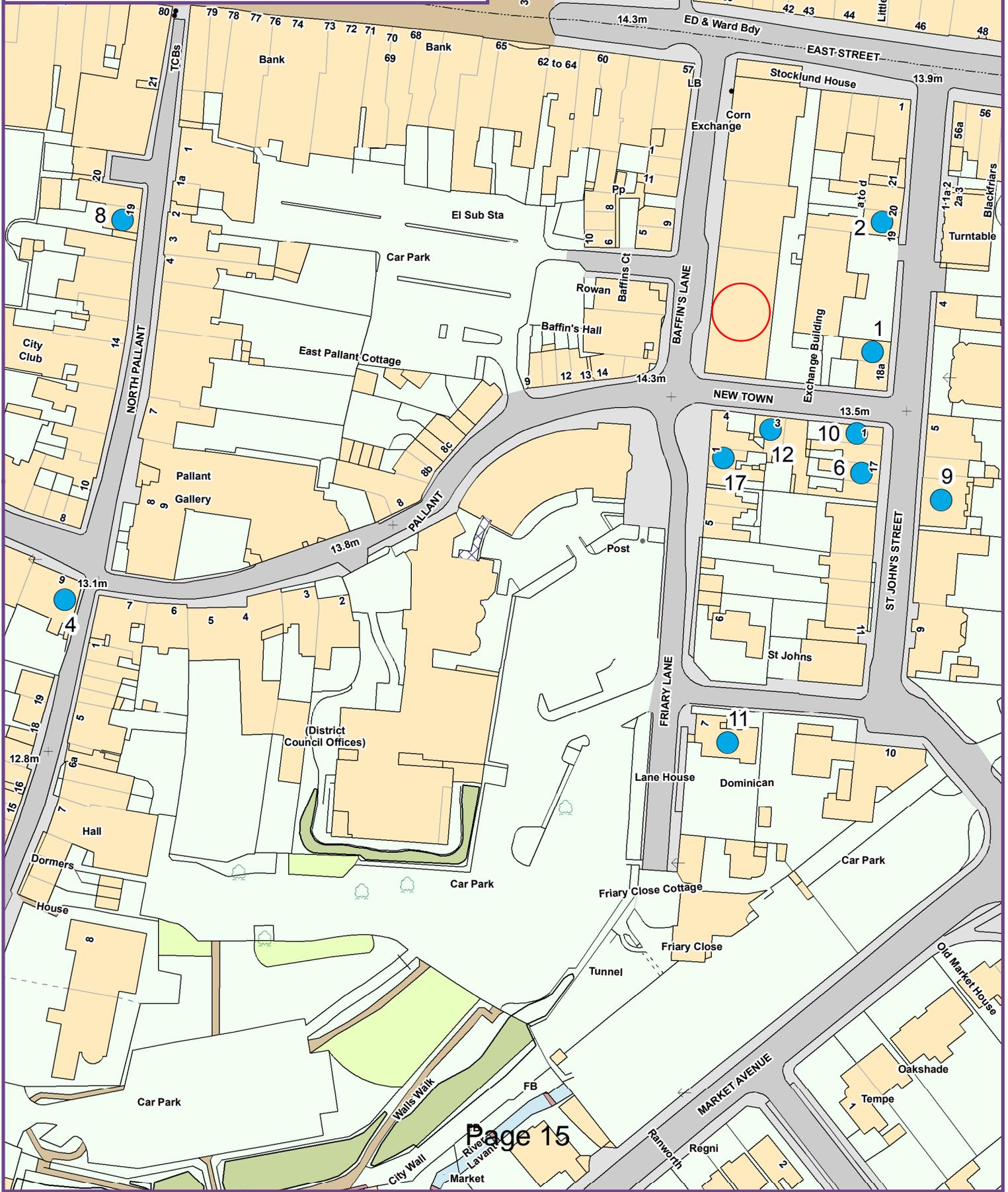
 Representations

© Crown copyright and database rights
 2017. Ordnance Survey. 100018803.
 Chichester District Council,
 East Pallant House, 1 East Pallant,
 Chichester, West Sussex, PO19 1TY.



Location of representors

1:1,250
 27/06/2017
 D Bolton



**Application for a premises licence to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Boston Tea Party Group Limited
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Boston Tea Party The Corn Exchange Baffins Lane			
Post town	Chichester	Postcode	PO19 1UD

Telephone number at premises (if any)	n/a
Non-domestic rateable value of premises	£41500

Part 2 - Applicant details

Please state whether you are applying for a premises licence as appropriate Please tick as appropriate

- | | | |
|------------------------------------------------------|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |

- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth over		I am 18 years old or		<input type="checkbox"/>	Please tick yes
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
-----------------------------	------------------------------	-------------------------------	-----------------------------	--------------------------------	--

Surname		First names	
Date of birth over		I am 18 years old or <input type="checkbox"/> Please tick yes	
Nationality			
Current postal address if different from premises address			
Post town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Boston Tea Party Group Limited
Address 75 Park Street Bristol BS1 5PF
Registered number (where applicable) 05302325
Description of applicant (for example, partnership, company, unincorporated association etc.) Company
Telephone number (if any) n/a
E-mail address (optional) n/a

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A S	A P	

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Café

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

n/a

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon			Please give further details here (please read guidance note 4)	
Tue				
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)	
Thur				
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)	
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon						
Tue			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)			
Wed						
Thur			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Fri						
Sat						
Sun						

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p>Please give further details here (please read guidance note 4)</p>		
Wed					
Thur			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</p>		
Fri					
Sat			<p>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)</p>		
Sun					

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)					
Mon	11:00	19:30						
Tue	11:00	19:30						
Wed	11:00	19:30						
Thur	11:00	19:30				Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri	11:00	19:30						
Sat	11:00	19:30						
Sun	11:00	19:30						

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Duncan Zvonek-Little

Personal licence number (if known) PERS-LIC/315
Issuing licensing authority (if known) London Borough of Camden

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

The premises will operate as a Café with a substantial food offer and will be predominantly laid out to tables and chairs.

b) The prevention of crime and disorder

A CCTV system to be installed to the satisfaction of the police and licensing authority. CCTV to continuously record during trading hours and for one hour afterwards. All recordings to be date and time stamped, retained for 28 days and handed to police for evidential purposes on request. The system must be maintained and if the CCTV fails immediate steps will be taken to put the system back in operation. A notice will be displayed at the entrance to the premises advising that CCTV is in operation.

The Premises Licence Holder shall require the Designated Premises Supervisor or in his/her absence other responsible person to keep an incident/refusal logbook in a bound book in which full details of incidents are recorded. The logbook is to be kept on the premises at all times and shall be produced to an authorised officer of the police or licensing authority when requested.

c) Public safety

Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

d) The prevention of public nuisance

Signage requesting patrons to be considerate to neighbours should be conspicuously displayed inside and outside entrances/exits.

e) The protection of children from harm

Staff training. All staff to be trained in the prevention of underage sales to a level commensurate with their duties. The training should be clearly documented and signed and dated by both the trainer and the member of staff receiving it. The documentation shall be available for inspection on request by an authorised officer of the licensing authority or police.

A Challenge 21 proof of age scheme shall be adopted, implemented and advertised at any premises. An accepted form of photographic identification shall be requested before any alcohol is sold to any person who appears to be under 21 years of age. Acceptable proof of age shall include identification bearing the customer's photograph, date of birth and integral holographic mark or security measure. Suitable means of identification would include PASS approved proof of age card, photo card driving licence and passport.

Publicity materials notifying customers of the operation of Challenge 21 scheme shall be displayed at the premises including a Challenge 21 sign of at least A4 size at the entrance to the premises and where practicable at each point of sale.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee – paid over the telephone
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable – to be circulated by local authority
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> (Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership) I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	15.17
Capacity	<i>Partner</i>

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Piers Warne TLT LLP One Redcliff Street			
Post town	Bristol	Postcode	BS1 6TP
Telephone number (if any)	+44(0)3330 060692		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) piers.warne@TLTsolicitors.com			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives.

From:Rowena Daniels

Sent:9 Jun 2017 20:20:04 +0100

To:Laurence Foord

Cc:Tony & Celia Earl;Keith Mitchelson;Catherine Gunn;Cedric & Sandy Mitchell;Tony & Celia Earl

Subject:The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI) - OBJECTION

Dear Mr. Foord,

As you are aware, the go-ahead decision given to “The Boston Tea Party”, was extremely controversial and for the residents living close by in the areas of The Pallants, Newtown and St John’s extremely worrying.

There was very strong opposition not only from the residents but also from the CCC Planning Committee, The Chichester Society, CCAAC and many local CDC Councillors.

Strong criticism was expressed after the decision by Cllr Richard Plowman who commented that it was a disaster for the city. In the face of all this opposition the permission was granted.

In spite of the fact that there are at least 72 places for coffee in Chichester with one more having just very recently opened in North Street, this extremely large cafe will undoubtedly cause smaller businesses to close, the officers in their “wisdom” chose to allow “ market forces to decide”. I wonder where is there a fair playing field in all this?

The city is fast becoming just a clone of everywhere else with only ‘chains’ to visit thereby destroying the economic diversity of the city centre which was once upon a time a valued feature of this characterful and historic town and a magnet for visitor footfall.

In spite of the numerous objections with regard to :

- **noise**
- **odour**
- **impact of delivery traffic travelling to the cafe almost every single day of the year**
- **impact of daily refuse collection almost every day of the year**

(The Pallant area is already suffering physical damage on a daily basis due to the impact of unwelcome heavy goods lorries travelling through the narrow historic streets.)

the permission was granted with the condition that the premises must be closed by 7:30pm with the building being vacant of all customers and staff. The officer clarified this point entirely by stating that all employees were to have finished all their chores including cleaning by this time to prevent even more unwarranted noise during the clearing up period. I am sure that to clean a commercial kitchen and a very large cafe/restaurant takes longer than half an hour!

I think we would all be very naive to imagine that a big company such a "The Boston Tea Party" would not apply for an extension to their licence once a licence has been granted.

Therefore it is my understanding that the business should not be at liberty to allow staff to continue with their duties after this time particularly as the noise of the disposal of glass bottles would be intolerable for the residents nearby.

It appears therefore that the 'last orders' for alcohol should therefore allow for this activity and a 7:30pm cut off cannot be justified.

Apart from the issue of the Alcohol Licence being granted, I also have concerns over the possibility that "The Boston Tea Party" could make use of the pavement outside in Baffin's Lane to provide extra seating arrangements as is the case for all the restaurants and cafes along the length of South Street.

This would lead very likely to the use of the quiet paved area across the road on the corner of Friars Lane, where customers could easily drift across the road to ready made plaza, with their drinks and cigarettes.

Perhaps you haven't noticed the filthy area around the frontage of "Carluccio's", where the business does not take responsibility for keeping the area clear of debris, cigarette ends and litter, this is also of great concern.

I walk down South Street every morning and apart from the inevitable patch of sick, there are often glasses and bottles left on window cills of the shop fronts.

Therefore to prevent such public nuisances I feel most strongly that should the alcohol licence for "The Boston Tea Party" be given, alcohol should be served only ever with meals and to be consumed only within the building.

Yours sincerely,

Rowena Daniels
18 North Pallant,
Chichester.

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

From:Pam Dignum
Sent:9 Jun 2017 22:43:45 +0100
To:Laurence Foord
Subject:17/00717/LAPRI

Dear Laurence,

I wish to record my support for the views expressed by the 2 residents' groups in my ward ,opposing the licence requested by BTP; opposition is based on the prevention of disorder, prevention of public nuisance ,and public safety.

Should a licence be granted, I support the limitation of drinking to be inside rather than out ,and see the necessity to shorten the licensing time to conform with the closing times already agreed by the Planning committee.

With thanks,

Pam

From:Tony Earl
Sent:8 Jun 2017 12:45:06 +0100
To:Laurence Foord
Subject:The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI)

Dear Mr Foord,

I wish formally to register my objection to this application on the grounds of public nuisance and disorder.

I am the Chairman of the Pallants Residents Association which currently comprises some 50 households within the Pallants.

You will be aware that this application refers to premises that abut the Pallants and so directly affects our members.

The planning consent clearly states that the building must be closed at 19:30 each day. This was reinforced by the officers at the planning meeting,

It was emphasised that 19:30 would be the time when all the customers and staff had left the premises and the building would be silent.

It is therefore illogical and contra to the planning restrictions to permit the licencing hours to extend to 19:30 also, as this precludes last orders and drinking up time as well as clearing up the tables and glasses.

The licence should therefore if granted be up to only 18:30 each day.

The licence if granted - should also only permit consumption within the premises so as to prevent disorder and nuisance to both residents and passers-by trying to navigate the pavements. It has been seen elsewhere that tables and chairs are put out on the pavements to enlarge the facility and this should be specifically prohibited in this case.

Kind Regards

Anthony Earl

Chairman,

The Pallants Residents Association

From:Nigel G. Galloway
Sent:8 Jun 2017 15:21:45 +0100
To:Laurence Foord
Subject:Boston Tea Party

Dear Laurence,

I want to support the representations that have been made by both the Newtown Residents and Pallant Residents Associations to the Boston Tea Party application 17/00717/LAPRE (LI)

In particular I share their concerns that the planning permission for the building means that it should be closed and vacated by 7.30pm and it is therefore illogical that alcohol should be served until this time.

If the application is approved, I would support the view that drinks should only be served with meals and not via a separate bar and that sales of alcohol should end at either 6.30pm or 7pm at the very latest.

I hope my representation as one of the three district councillors for Chichester South, which includes the application site, can be added to those already submitted to the council,

Many thanks and regards,

Nigel Galloway

Andrew
Gebhart

From: Andrew Gebhart
Sent: 11 Jun 2017 16:01:53 +0100
To: Laurence Foord
Subject: Alcohol Licence-BTP

Dear Mr Foord,

We are objecting to the granting of a alcohol licence to Boston Tea Party for The Corn Exchange Chichester.

The change of use decision from offices to restaurant has already proved contentious with those councillors representing city wards objecting to it.

Opening hours from 7am-7.30pm are already the third longest in the BTP estate. If an alcohol licence is granted then it is unlikely these extended hours will be achieved.

Deliveries are due to be made only at the bay in Baffins Lane and waste disposed in East Street. We wait to see if this is adhered to rather than using the car park area at the back of the building for deliveries and waste. This activity would be breaking the conditions of the CDC's decision as well as causing a public nuisance.

As regards granting of a alcohol licence many of the BTP estate have external seating. Currently there has not been an application for seating in Baffins Lane and should there be then I would suggest that there is not enough room on the pavement for seats and the public walk way. If there is then a request of an application for seating at the rear of the building then this fronts straight on to the residential area causing nuisance and noise. If either of these external locations were agreed then the situation would be exasperated with the inclusion of bottles and glasses assuming an alcohol licence has been granted.

In terms of a public nuisance and in addition to the noise of bottles and cans being trundled up to East Street as waste there is also the issue of smokers and where they will be allowed to smoke and also drink if an alcohol licence is granted. Again outside but again either on Baffins Lane or at the rear of the building in front of the residential area with issues of public safety and nuisance in both cases.

Finally in the evenings Baffins Lane is quiet as demonstrated by the few cars in the car park outside the Council offices. South street is the normal destination for the public at night. With BTP in Baffins Lane noise and litter will be transferred there and this will be exaggerated with alcohol products.

We therefore ask that the alcohol licence request is rejected.

Regards

Linda and Andrew Gebhart

16 St John's Street

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

Subject:FW: Re- The Boston Tea Party - AlcoholLicence Application 17/00717/LAPRE(LI)

From: Charles Gillmore [REDACTED]

Sent: 09 June 2017 13:09

To: Laurence Foord

Subject: Re- The Boston Tea Party - AlcoholLicence Application 17/00717/LAPRE(LI)

Dear Mr Foord

I wish to lodge an objection to the above Licence Application being granted on the grounds that it could bring about disorder public nuisance and safety in this designated Conservation Area in what is a predominately quiet residential location.

The issues underpinning my objection are covered by the following comments:

The CDC Permit setting out the conditions for a change of use of the Baffins Lane to site to allow part of the ground floor to be used as a cafe was issued on March 29 2017. This will already increase the level of human activity and traffic in this area and be significantly further compounded by applying an alcohol licence.

The dining cover capacity of 150 is a significantly-sized operation and will need well-ordered control systems to meet the detailed terms and conditions laid down in the Planning Permit, For example all deliveries and pickups must only be made at the Commercial Loading Bay in Baffins Lane. The dangers lurk in the possibility that this operation or part of it takes place for whatever reason in the conveniently tempting Newtown location close to BTP's kitchen door. This would result in considerable environmental nuisance from excessive noise and traffic activity in this currently quiet residential area.

It is unclear what type of licence is being applied for by the Boston Tea Party although permission is being sought for alcohol to be available to customers for a daily period of 8.5 hours from 11am until 7.30pm. I would suggest that a diners only licence would minimise the level of alcohol consumed if drinking for non dining customers is not permitted.

The planning consent also requires that the premises must be closed by 7.30pm every evening for deliveries and collections and that no customers or staff are allowed to remain in the building after that time. This will therefore require that these activities as well as customers last orders will have to be initiated well possible before 7.30pm.

In conclusion, I would appreciate your taking into account in your deliberations on this Application the concerns I have briefly outlined as a resident living in the Newtown area of the City so that the potential impact of any intended alcohol licence is minimised in the interest of those of us who wish it to remain as quiet and as peaceful an area as possible.

Charles Gillmore

7 Johns Street Chichester

Fiona
Guertin

From:Fiona Guertin
Sent:12 Jun 2017 07:08:36 +0100
To:Laurence Foord
Subject:The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI) -
OBJECTION

Dear L Foord

As a member of The Pallants Residents Association, I am writing to state my objection to the alcohol licence application by The Boston Tea Party. It does not seem appropriate that alcohol will also be served in a tea shop. We have enough pubs nearby and I believe that selling alcohol will only increase 'public nuisance', which can lead to 'crime and disorder'. Also, children going in there to have cake and a cup of tea, may either be encouraged to drink alcohol or suffer inappropriate behaviour by adults who are drinking alcohol there, and then become inebriated. Many people in the UK cannot handle alcohol and it doesn't take much alcohol to change their behaviour for the worse. We need to protect our children from harm and protect that part of Chichester, which is a nice quiet spot with elegant Georgian town houses.

People like to visit the cathedral city of Chichester as it is a quiet, elegant part of England, with a wonderful art gallery, world-renowned theatre, parks and pedestrianised shopping area. I don't think it is in the interests of public safety for this alcohol licence application to go ahead in such a venue, and in that part of Chichester. It is bad enough hearing drunks on Friday/Saturday nights as they come out of the pubs and down these side streets with listed buildings. We don't need alcohol served in a tea shop nearby.

Yours sincerely

Fiona Guertin

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

Subject:FW: The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI) - OBJECTION

From: Catherine Gunn [REDACTED]
Sent: 09 June 2017 10:08
To: Laurence Foord
Cc: 'Keith Mitchelson'; 'Tony Earl'; 'Rowena Daniels'; 'Cedric Mitchell'; 'Anne Scicluna'; 'agreenzone'
Subject: The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI) - OBJECTION

OBJECTION to Alcohol Licence Application 17/00717/LAPRE (LI)

Dear Mr Foord

In 2013 I chose to come and retire to one of Chichester's delightful 'Conservation Areas' (The Pallants and neighbouring Newtown/St John's). I had certainly not expected that its local authorities would allow incursion of a high-impact business such as a large capacity, busy and noisy restaurant to gain permission to disturb the natural peace and quiet one would expect in a Conservation Area. We already suffer continually from HGV deliveries to local businesses, taking short cuts through streets which are not suited to such heavy duty traffic and cause repeated damage to its historic buildings and streets.

Since I am currently at a loss to find any meaning to the description of The Pallants and Newtown/St John's as a 'Conservation Area' I am relying on you to restore my faith by rejecting this application for an Alcohol Licence. The initial planning application was highly contentious. The Boston Tea Party won that battle on a slim 5 – 4 vote with 1 abstention. We, the residents, vowed to fight on and oppose the Boston Tea Party's next essential ingredient to put into effect their ambitious business plan. There is an opportunity here to look again at what is going to be lost to this important area if they succeed as well at this second stage. I urge you to consider the bigger picture.

However, if you find grounds for granting an alcohol licence at all, I would urge you to ensure that strict restrictions are in place to curtail its worst effects:

Objections:

1. The planning permission states that the premises must be closed by 7:30pm. 'Last orders' must allow sufficient time for consumption, clearing up and vacating the premises by staff and

customers, by 7:30pm. It cannot be justified to grant permission up to 7:30 when this process would take at least 30 minutes, i.e. 7:00pm.

2. I am concerned that the serving of food and drink will encroach upon the outdoor areas causing noise and nuisance to neighbouring residents. Where will smokers go? Will they be outdoors with their drinks? Will residents have to negotiate tables and chairs and parasols encroaching on the pavements? Can this be restricted please on the grounds of nuisance?
3. There are many, many places in Chichester, in much more suitably located premises, where people can dine and drink alcohol. If large numbers come to fill The Boston Tea Party places it will be at the expense of already existing businesses who rely on a certain percentage of this trade to remain viable. Will we be seeing these businesses closing down due to loss of trade? Will we see a shift in night time culture from the North/South/East and West streets to the Conservation Area of Newtown and the Pallants? Please help us to ensure this doesn't happen.

I am a Committee Member (Treasurer) of The Pallants Residents' Association. Our Chairman, Tony Earl, has formally lodged objections on behalf of our members, who along with the members of Newtown Residents' Association, are the members of the public who will be most adversely affected by the granting of an alcohol licence to the Boston Tea Party.

Yours sincerely

Catherine Gunn

9 West Pallant

CHICHESTER

PO19 1TB

Subject:FW: The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI)

-----Original Message-----

From: Hicks [REDACTED]

Sent: 09 June 2017 11:12

To: Laurence Foord

Subject: The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI)

Dear Mr Foord,

We wish to formally register our objection to the above application for the following reasons.

We do not believe it is in the best interests of a predominantly residential area to have a large licensed restaurant .

We feel strongly that there will be a negative impact on on the conservation area of Baffins Lane , The Pallants , New Town and St Johns St.

We feel that there will be excessive noise from bottle bins being emptied. The waste has to collected on East St passing down the rear lane. This leads directly past our property and we feel this will have a huge impact on noise and also access to the rear gate of our property.

The poor cleanliness of the south end of South Street shows how licensed restaurants have a negative impact on the area. The pavements are dirty and there are overflowing refuse bins outside the restaurants waiting to be removed by the waste companies.

We already have problems with the noise created by commercial waste companies collecting opposite our house on St Johns Street early in the morning. We will now be bombarded by the same problem at the back of our property.

We also feel that a peaceful residential area will be subject to noise and public disorder.

It is a shame that The Boston Tea Party wish to pursue the granting of an alcohol license when there has been considerable opposition to the restaurant from local residents, local CDC councillors , the Planning Committee and CCAAC.

It is for the above reasons that we oppose the granting of this license.

Yours Sincerely,

Victoria and James Hicks

19 St Johns St

Comments for Licensing Application 17/00717/LAPRE

Application Summary

Application Number: 17/00717/LAPRE

Address: Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex PO19 1BF

Proposal: New Premises Licence

Case Officer: Tia Menecier

Customer Details

Name: Mrs Victoria Hicks

Address: 19 St Johns Street, Chichester, West Sussex PO19 1UP

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment: 11:18 AM on 09 Jun 2017 Dear Mr Foord,

We wish to formally register our objection to the above application for the following reasons.

We do not believe it is in the best interests of a predominantly residential area to have a large licensed restaurant .

We feel strongly that there will be a negative impact on on the conservation area of Baffins Lane , The Pallants , New Town and St Johns St.

We feel that there will be excessive noise from bottle bins being emptied. The waste has to be collected on East St passing down the rear lane. This leads directly past our property and we feel this will have a huge impact on noise and also access to the rear gate of our property.

The poor cleanliness of the south end of South Street shows how licensed restaurants have a negative impact on the area. The pavements are dirty and there are overflowing refuse bins outside the restaurants waiting to be removed by the waste companies.

We already have problems with the noise created by commercial waste companies collecting opposite our house on St Johns Street early in the morning. We will now be bombarded by the same problem at the back of our property.

We also feel that a peaceful residential area will be subject to noise and public disorder.

It is a shame that The Boston Tea Party wish to pursue the granting of an alcohol license when there has been considerable opposition to the restaurant from local residents, local CDC councillors , the Planning Committee and CCAAC.

It is for the above reasons that we oppose the granting of this license.

Yours Sincerely,
Victoria and James Hicks

Subject:FW: ALCOHOL LICENCE APPLICATION 17/00717/LAPRE (LI)

From: [REDACTED]
Sent: 07 June 2017 17:49
To: Laurence Foord
Subject: ALCOHOL LICENCE APPLICATION 17/00717/LAPRE (LI)

BOSTON TEA PARTY COMPANY

I wish to formally object to the Alcohol Licence Application (as above).

You will be aware that the property is Grade 2 listed and is located within a designated Conservation Area. The objectors to the planning application were many, including CDC Councillors, Chichester Society, CCC planning Committee, CCAAC and many of the residents in the Newtown and Pallants area where most of the houses are Grade 2 listed.

Although it was noted during the discussion prior to voting on the issue that the company had not, at that time, applied for an alcohol licence, it was obvious to everyone that should planning permission be granted, the BTP Co would be applying for a licence. With covers for 150 customers, it would have been financially unfeasible for them not to have done so.

I understand that the closing hour for existing outlets is 7.30pm. However, it is more than possible that once the alcohol licence has been granted there will be an application to extend the opening hours. This will create a nuisance to all the residents as refuse and recycling bins will be filled much later and people making their way to the car parks will create additional disruption.

I trust you will take into consideration the afore-mentioned points.

Rodney Hurst

1 Friary Lane (less than 40 metres from the front and back doors of the proposed restaurant)

Mike
Jennings

From:Mike Jennings
Sent:8 Jun 2017 19:38:28 +0100
To:Laurence Foord
Subject:The Corn Exchange : Boston Tea Party Alcohol Licence Application
17/00717/LAPRE (LI)

Dear Mr. Foord

I wish to register my opposition to the above licence being granted for the following reason :

This is already a very controversial development for local residents as will be evident from the correspondence to CDC about the original application and the opposition expressed by three residents at the Planning Committee meeting on Wednesday March 29th that granted the application by a vote of 5-4, with one abstention

During that discussion it was expressly stated by Officers and in the summing up that the premises would definitely be closed at 7.30pm, with no customers served, all clearing away done and staff ready to leave by that point

It is therefore impossible for this licence application allowing alcohol to be served *until* 7.30 to be granted

It would perhaps be allowable for food and drink to be served until something like *6.45pm*, or at the very latest *7.00pm*, but it is simply not possible for all eating and drinking up to be done, and all clearing away and locking up/vacation of premises to be done, if the licence is granted until 7.30pm

I have not mentioned my concerns about, for example, deliveries, refuse and recycling disposal and attendant noise, but these also apply to the same point about a licence being granted up to 7.30pm

I therefore ask you to reject the application as it stands

Yours sincerely

Mike Jennings

LEGAL DISCLAIMER

Subject:FW: Alcohol Licence Application

From: davidlaing [REDACTED]

Sent: 07 June 2017 15:59

To: Laurence Foord

Cc: [REDACTED]

Subject: Alcohol Licence Application

Dear Mr.Foord,

Alcohol Licence Application 17/OO7i7/LAPRA (LI)

Ours is the house closest to the ground floor of the Corn Exchange and the planned restaurant of The Boston Tea Party. We are the residents most likely to be affected by failure to prevent public nuisance and disorder.

1. Public nuisance should encompass noise from loud music heard from outside the restaurant during daytime and evening with no effective protection for residents and passers by. Keeping the windows closed on Newtown might solve the problem.
- 2.Public nuisance and disorder may well result from loud voices and rowdy behaviour as customers and staff leave after a good lunch or in the evening and maybe unaware that this is a residential area. This problem needs to be solved.
3. Public nuisance noise made by restaurant and kitchen staff who might walk, drink and smoke in the service road running from East Street to Newtown and past the backs of houses in St.John's Street.
4. Public nuisance also includes noise made by the movement of bottles and cans from the kitchens to the rubbish collection point in East Street. This noise is common in Chichester as the vast number of cafes and restaurants chuck away their rubbish.

5. If the premises are to be closed by 7.30 each evening, it is obviously illogical and wrong to serve alcohol until 7.30 by which time all customers and all staff should have left the building. If the restaurant closed at 7pm, it would allow restaurant and kitchen staff to leave by 7.30.

My wife and I are objecting to the granting of an Alcohol Licence unless and until all the matters above are dealt with.

Yours sincerely,

David M. Laing

3 New Town,

Chichester, PO19 1UG

Comments for Licensing Application 17/00717/LAPRE

Application Summary

Application Number: 17/00717/LAPRE

Address: Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex PO19 1BF

Proposal: New Premises Licence

Case Officer: Tia Menecier

Customer Details

Name: Mrs Frances Mager

Address: 1 New Town, Chichester, West Sussex PO19 1UG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Licensing Application

Comment Reasons:

Comment: 11:30 PM on 12 Jun 2017 I strongly object to this application for an alcohol license on the grounds that it will have a negative impact in a mainly residential area. There is strong local opposition to this application. I feel it will create excessive noise, encourage public disorder and increase traffic in the New Town, Baffins Lane and St Johns st area. There will be an increase in delivery lorries, noise nuisance and parking issues. It is a pity that yet another restaurant is opening, this time off the main streets and in a largely residential area with much local opposition. I strongly oppose this application as I think granting a license will only add to the above objections.

Subject:FW: The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI)

-----Original Message-----

From: Keith Mitchelson [REDACTED]

Sent: 05 June 2017 14:03

To: Laurence Foord

Subject: Re: The Boston Tea Party - Alcohol Licence Application 17/00717/LAPRE (LI)

Dear Mr Foord

I wish to formally object to the above mentioned application being granted.

It is pertinent that you should be appraised of the background to this property and the planning which has been granted. This I consider is relevant when you are making a judgement concerning the application.

1. Background

a. The property has Grade 2 conservation status. It is located within a designated Conservation Area (CA). The CA is predominately residential with many Grade 2 Georgian properties and indeed one Grade 1 property.

b. The objections to the planning application were many including all the local CDC Councillors; CCC Planning Committee (unanimous); Chichester Society ; CCAAC together with many residents in both the Newtown and Pallants Residents Associations.

c. The planning application passed on a 5 - 4 majority with one abstention. All the CDC Councillors who represented Chichester wards voted against. It was therefore highly contentious.

d. There are three residential properties for sale as a direct result of the decision.

Specific Licensing Objections:

The objections to granting a license straddle the prevention of disorder; public safety and prevention of public nuisance.

Individual challenges/ observations to the application are as follows:

a. The planning permit states that the premises must be closed by 7.30pm each evening. It is therefore illogical to be able to serve alcohol until 7.30 when the building is required to be clear of customers and staff by that time.

b. It has not been identified if BTP is applying for a licence to serve alcohol only with meals or whether they would also operate a separate bar. Should a licence be granted then I believe it should be restricted to: only with meals, solely within the building, 'last orders' to be 7pm

c. The planning permit also states that:

All refuse/ recycling between the hours of 0700 and 1930 Monday to Saturday to be from East Street only - not on Sundays/ Bank Holidays/ Public Holidays No deliveries outside the hours of 7-8am and 9am - 7.30pm Monday to Saturday - not permitted on Sundays/ Bank and Public Holidays All deliveries / pick ups must be made only at the commercial parking bay in Baffins Lane.

The Commentaries are:

a. I believe that a lot of the activity will actually occur in Newtown since it will be nearer the kitchen door and that the refuse bins/ recycling containers will end up in BTP's car park area and be picked up from there. Should this happen it will result in significant environmental/ traffic/ nuisance for residents b.it is illogical that deliveries can be made up until 7.30pm again when the property is closed and no customers/ staff are permitted to be in the building.

It should be noted that at the CDC Planning Committee meeting Councillor Ploughman challenged the Planning Officer on the opening hours. She specifically stated that 7.30pm meant that the building had to be closed by 7.30pm and vacant of all customers and staff I do hope that you consider that the objections raised are strong grounds for rejecting the application or failing that taking it to the next stage which I understand to be mediation between the parties.

Thank you.

Keith Mitchelson
Chairman
Newtown Residents Association

From:Anne Scicluna
Sent:8 Jun 2017 16:14:13 +0100
To:Laurence Foord
Subject:Boston Tea Party Baffins Lane Chichester

Hi Laurence,

Even though I am no longer a district councillor nor on the Licensing committee, I still represent Chichester South on the City Council, and I would like to say that I support the comments on the licensing application for the Boston Tea Party, which have been sent in by New Town Residents Association and the Pallants Residents Association. Their points on the closing times according to the planning consent and that applied for the licence are, I think relevant it does not seem possible to sell alcohol until 7.30pm when they have to be closed by that time. Their point made about off sales is also relevant in this residential area. I am concerned about disposal of bottles, which could be noisy for those who live nearby. I think that provided that these points are taken into account there should not be many problems.

With very best wishes to you all, Anne

 Virus-free. www.avast.com

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.



FORM: L49

Case Reference Number:

Representation Form – Licensing Act 2003

This Licensing Authority has developed this form to assist those wishing to submit a representation in relation to applications associated with Premises Licences or Club Premises Certificates under the Licensing Act 2003.

If you are completing the form by hand, please write legibly in block capitals and in black ink. You may wish to keep a copy of the completed form for your records and be sure that it is received by us prior to the appropriate closing date.

Please be aware that names and addresses of all parties making a representation will be made publicly available. In addition you may be asked to attend a committee hearing in order that the application can be determined.

It is possible to submit the completed form by either of the following methods:

Email to: licensing@chichester.gov.uk

Post to: Licensing Team, Housing & Environment Services, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

I/we Amanda and Michael Sullivan wish to make a representation in relation to the new/variation Premises Licence/Club Premises Certificate (delete as appropriate) application that has been submitted in respect of the premises described in Part 1 below.

Part 1 – Details of premises or club premises

Address of premises/club premises, or if none, ordnance survey map reference or description
Corn Exchange, Baffin's Lane, Chichester

Applicant name (if known)
The Boston Tea Party

Application number (if known)
17/00717/LAPRE

Part 2 – Details of person(s) making representation

Name(s) Michael and Amanda Sullivan	
Address(es) Hasted House, 18a St John's Street, Chichester, PO19 1UP	
Home:	Work:
	
Address for correspondence if different to above	

Part 3 – Details of representation

This representation relates to the following licensing objective(s)

Please tick one or more boxes ✓

The prevention of crime and disorder

/

Public safety

/

The prevention of public nuisance

/

The protection of children from harm

--

Please state the ground(s) for making the representation

(a) The prevention of crime and disorder

As government research has clearly identified, alcohol consumption is likely to result in increased confidence and in turn promote aggression. If an alcohol licence is granted it is likely to result in considerable noise levels as people leave the restaurant and heavy drinking can lead to lead to crime and even violence. (See additional information).

(b) Public safety

You will be aware that this area of Chichester is made up of a number of small roads and lanes that are used by the general public when parking their cars in the local car parks before walking into the City. There is a potential safety issue for both 'drinkers' crossing roads where traffic is at times heavy and for those parking their cars in poorly lit car parks where crime can more easily take place. (See additional information).

(c) The prevention of public nuisance

Occasionally residents are disturbed by loud and rowdy intoxicated people who pass our windows in the evening. The potential for this to be an everyday occurrence is very real if the plan is approved. (See additional information).

(d) The protection of children from harm

Please provide any additional information to support this representation

Application 17/00717/LAPRE - Boston Tea Party

You will be aware that local residents were very concerned when an application was made for the Corn Exchange building in Baffins Lane, Chichester to be used as a large restaurant with one hundred and fifty covers. Strongly steered by the Chair at the Planning Meeting in March, permission was granted after majority vote for the building to be used by the Boston Tea Party for this purpose. Some consolation came from the fact that opening times will be limited, deliveries will be made in Baffins Lane, refuse collection will be from East Street and most importantly, no alcohol licence was granted and public nuisance would be kept to a minimum.

For the more skeptical of us it was no surprise that the Boston Tea Party would soon make an application for alcohol to be sold on the premises and apply to extend opening times of the building for reason of commercial profit.

As government research has clearly identified, alcohol consumption is likely to result in increased confidence and in turn promote aggression. If an alcohol licence is granted it is likely to result in considerable noise levels as people leave the restaurant and heavy drinking can lead to crime and even violence. It is totally inappropriate that an alcohol licence be granted within one of the most historic conservation areas within the City Walls and an area that is predominantly residential. A decision to only permit 'soft drinks' to be served will not only take into consideration the views of local residents but preserve the dignity of an area that is enjoyed by hundreds of families and visitors to Chichester each year.

You will be aware that this area of Chichester is made up of a number of small roads and lanes that are used by the general public when parking their cars in the local car parks before walking into the City. There is a potential safety issue for both 'drinkers' crossing roads where traffic is at times heavy and for those parking their cars in poorly lit car parks where crime can more easily take place.

By choice we live in a very active part of Chichester, where the hustle and bustle of daily life is considered to be both positive and engaging. However, the majority would not decide to live next to a Public House or a restaurant where alcohol is served sixty hours of the week and all that entails. Occasionally we are disturbed by loud and rowdy intoxicated people who pass our windows in the evening. The potential for this to be an everyday occurrence is very real if the plan is approved.

When considering this application I ask that you take in the concerns of local residents and those that live close to the Corn Exchange as well as visitors to Chichester. There are already a large number of bars and restaurants readily available, and to promote potential nuisance and disorder within a celebrated residential area of the City is simply unnecessary. Is it not time that the well-being and balance of our wonderful City be paramount rather than the commercial profit of yet another national restaurant chain. Where exactly will the line drawn now and in the future?

Yours sincerely,

Michael Sullivan

Part 3 – Signatures

Declaration

I/we certify that the information contained within this form is correct to the best of my/our knowledge.

Signature:



Signature:



Name: Michael Sullivan

Name: Amanda Sullivan

Date: 02/06/17

Date: 02/06/17

Useful contact details:

Tel: 01243 534740

Fax: 01243 776766

Email: licensing@chichester.gov.uk

Web: <http://www.chichester.gov.uk/licensing>

Nick Wastnage
Lane House
7 Friary Lane
Chichester
PO19 1UE

Subject: Re: The Boston Tea Party - Alcohol License Application 17/00717/LAPRE (LI)

6 June 17

Dear Mr Foord

I refer to the above-mentioned application. I wish to register my objections.

Relevant to this application is the background to the planning application for this property.

Background

- The property has Grade 2 conservation status. It is located within a designated Conservation Area (CA). The CA is predominately residential with many Grade 2 Georgian properties and one Grade 1 property.
- The objections to the planning application were many including all the local CDC Councillors, CCC Planning Committee (unanimous), Chichester Society, CCAAC together with many residents in both the Newtown and Pallants Residents Associations.
- The planning application passed on a 5 - 4 majority with one abstention. All the CDC Councillors who represented Chichester wards voted against: therefore highly contentious decision.
- There are three residential properties for sale as a direct result of the decision.

Granting an alcohol license will have a negative impact on **the prevention of disorder, public safety, and prevention of public nuisance** for the following reasons:

- The planning permit states that the premises must be closed by 7:30 p.m. each evening. It is therefore simply unrealistic to serve alcohol until 7:30, the time when the building is required to be clear of all customers and staff.
- The planning permit also states that all refuse and recycling has to be carried out between the hours of 7:00 a.m. and 7:30 p.m. Monday to Saturday, not on Sundays, bank holidays and public holidays, and to be from East Street only. Deliveries to be between the hours of 7-8:00 a.m. and 9-7.30 p.m. Monday to Saturday, and not permitted on Sundays and bank holidays. All deliveries and pick-ups must be made only at the commercial parking bay in Baffins Lane.

- These restrictions are right, but unworkable and will result in significant environmental and traffic nuisance for residents.
 - It is likely that considerable activity will actually occur in Newtown since it will be nearer the kitchen door. As a consequence the refuse bins and recycling containers are bound to end up in BTP's car park area and be picked up from there.
 - Deliveries arriving close to 7.30 p.m., when the property is closed and no customers and staff are permitted to be in the building, are therefore likely to be processed beyond the permitted time.

I would like to draw your attention the CDC Planning Committee meeting when Councillor Ploughman challenged the Planning Officer on the opening hours. She specifically stated that 7:30 p.m. meant that the building had to be closed by 7:30 p.m. and vacant of all customers and staff. If this license is approved, that time restriction is likely to be breached.

In conclusion I hope you consider that these objections are strong grounds for rejecting the application.

Thank you.

Yours sincerely

Nick Wastnage

From:Tia Menecier
Sent:3 Jul 2017 11:47:21 +0100
Cc:piers.warne@TLTsolicitors.com;Laurence Foord
Bcc:

Subject:17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester
Attachments:Resident pack BTP Chichester.pdf

Dear Sir or Madam

Licensing Act 2003

The Boston Tea Party Group Limited

**Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex
PO19 1BF**

Case Reference Number: 17/00717/LAPRE

Proposed Amendments to Premises Licence Application

I write to you as a person who has made representation against the above application seeking a premises licence for the sale of alcohol only every day 1100-1930 for consumption on and off the premises.

In the hope of engaging in positive mediation before a new date is arranged for a Hearing, the applicant has reviewed the representations made, taken in to consideration the concerns raised and have proposed to make the following amendments to their application. Although planning matters are not considered in the granting of a licence, and will not be accepted as discussion during a licensing hearing, the applicant has considered comments and chosen to reduce trading hours to match that granted under planning.

I have also attached to this email a 'pack' which details the business, their business ethos, menu but also their proposed changes to take positive steps in mediation with you.

Proposed amendments to the Premises Licence Application

1. Reduce the hours for the Sale of Alcohol to 1100 – 1900.
2. Remove the permission for off sales, meaning alcohol can only be consumed on the premises which as per the plan takes place internally only.
3. Add condition *'no deliveries shall be taken to or dispatched from the premises outside the hours of 0700 – 0800 and 0900-1930 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays. All loading and deliveries to the site shall take place from the loading bay on Baffins Lane, in accordance with the Service Management Plan'*.

The applicant hopes that these changes meet and ease the concerns raised by all representors with the hope of removing the need for a hearing to determine the application.

If you believe that the reduction in hours, change to on sales only and the added condition relating to deliveries eases your concerns and you would be happy to withdraw your representation based on this, then please can you confirm by email that you withdraw your representation.

If however, you still believe there is clear reason that the applicant will undermine the Licensing Objectives and a hearing is required, then please also confirm you wish for a hearing to continue.

I would like to make you aware that where a licence is granted, it is done so on the belief by all Responsible Authorities that the applicant will positively promote the objectives. There has been no objection from any Responsible Authority for this application, that includes Sussex Police, Environmental Management and West Sussex Fire & Rescue Service.

When a licence is granted, it is not done so freely and there is always the ability for a granted licence to be reviewed with the request being made by an authority or a member of the public. At a review hearing our Committee Members have the power to reduce/remove licensable activities, add conditions to a licence or revoke the licence totally. To assist I have added a link to this page on our site - <http://www.chichester.gov.uk/article/27510/How-to-seek-a-review-of-a-licence-or-certificate> .

As always, if you wish to discuss the above with me then please do not hesitate to contact me.

I look forward to hearing from you regarding your representation and the need for a hearing.

Regards

Tia Menecier

Licensing Assistant
(Technical)

Licensing
Chichester District Council

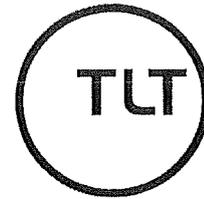
Ext: 34745 | Tel: 01243534745 | tmenecier@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk>

TLT LLP

One Redcliff Street
Bristol BS1 6TP
T +44 (0)333 006 0000
F +44 (0)333 006 0011
DX 7815 Bristol

www.TLTsolicitors.com

Our ref 303L/PW03/95769/20
Your ref



To the residents

Direct tel	+44 (0)333 006 0692	Date	28 June 2017
Direct fax	+44 (0)333 006 1492	Email	piers.warne@TLTsolicitors.com

Dear Resident

**Our client - The Boston Tea Party group Ltd
Boston Tea Party The Corn Exchange Baffins Lane Chichester PO19 1UD**

I act for Boston Tea Party in relation to the application for a premises licence at the above premises.

I have been asked to write to you on behalf of my client, following the representations made to the application by residents in the vicinity. I have set out the following to give you a better idea of what is being proposed:

- 1 History of Boston Tea Party
- 2 Details of the application
- 3 Planning permission
- 4 Proposed amendments to the application
- 5 Working with residents

History of Boston Tea Party

Boston Tea Party runs modern independent British cafés. Their mission statement is 'to serve good things in great spaces that nourish the body & warm the heart.' To accomplish this, their ethos is not to compromise on quality or ethics and to seek openness and integrity in all their relationships. This is achieved by investing in relationships with staff, suppliers and most importantly the local communities that they serve.

Each café is designed to be a one-off cherished local – a return to the tradition of the UK café as a social hub. It is envisaged that the Chichester café will follow in the footsteps of the other



Boston Tea Party premises in all these regards. There are currently 21 Boston Tea Party cafes trading.

I have enclosed a copy of the menus for your information, along with some additional information about Boston Tea Party.

Details of the application

This application is for the sale of alcohol to augment the day-to-day offer at the premises. The sale of alcohol is ancillary to the primary focus of the premises, which is to provide customers with natural and healthy food options throughout the trading day.

There is no application for recorded music or late night refreshment and the application was made for hours that are in line with those granted by planning.

In the application, conditions were offered to install CCTV, ensure signage is displayed to remind customers to be considerate to the neighbours and in relation to staff training for the premises 'Challenge 21' policy to prevent children purchasing or consuming alcohol contrary to the law.

Planning permission

Planning was granted for the premises on 29 March 2017. Planning is a completely separate legislative regime from licensing and Boston Tea Party will look to ensure that any conditions applied to either the planning permission or any premises licence granted are strictly adhered to.

Proposed amendments to the premises licence application

Having taken on board the comments made in the representations, my client proposes to make the following amendments:

- 1 Reduce the hours for sale of alcohol from between 11am and 7.30pm to between 11am and 7pm. This allows for a 30 minute period after last sales of alcohol to ensure customers and staff are off the premises in line with the planning permission.
- 2 Remove the permission for off-sales (this is defined as the sale of alcohol in a closed container to be taken away from the premises).
- 3 Add a condition to the premises licence mirroring the planning condition in relation to deliveries as follows: 'No deliveries shall be taken to or dispatched from the premises outside of the hours of 07.00 - 08.00 and 09.00 - 19.30 Monday to Saturday nor at any times on Sundays, Bank or Public Holidays. All loading and deliveries to the site shall take place from the loading bay on Baffins Lane, in accordance with the Service Management Plan'.

Working with residents

Most Boston Tea Party premises are in residential or mixed use areas. Whilst in the past, concerns have been raised by residents in relation to the anticipated opening of a premises near their homes, once open, residents come to view having Boston Tea Party as a neighbour to be a positive. Managers and staff actively engage with residents in order to ensure that there are good neighbourly relations and that any concerns that arise can be discussed and addressed.

My client is very keen to open a dialogue with you. Please let me know if you would like to discuss matters further and I would be delighted to assist in putting you in contact.

If you feel that this letter and the amendments to the application deal with your concerns then please can I ask that you write to the licensing officer and confirm that you are happy to withdraw your representation. Tia Menecier is the officer dealing with the application and her contact details are: tmenecier@chichester.gov.uk.

Please feel free to contact me if you have any queries.

Yours sincerely



Piers Warne
Associate
for TLT LLP



MENU

Served all day

Please order at the bar with your table number...

BREAKFAST

Our scrambled egg includes tomato and basil

West Country Breakfast £8.15 Bacon, sausage, scrambled egg, roasted tomatoes, baked beans, toast	Mushrooms on Sourdough Toast ⑤ <i>(ask me to be vegan)</i> ④	£8.00	Smoked Salmon & Cream Cheese Bagel £5.75
Veggie Breakfast ⑤ £7.95 Roasted new potatoes, mushrooms, baked beans, roasted tomatoes, scrambled egg, toast	Poached or Scrambled Eggs on Toast ⑤	£4.85	Baps
Vegan option ④ ⑤ £6.75	...add smoked salmon £2.50	£2.25	Sausage £4.50
	...add smoked bacon £2.25	£2.00	Smoked bacon £4.50
	...add mushrooms ⑤ £2.00		Mushrooms & roasted tomato ⑤ £4.00 <i>(ask me to be vegan)</i> ④
			...add a poached egg to any bap 66p

BRUNCH

...add a round of toast to any breakfast £1.00

The Boss £10.65 Bacon, sausage, hog's pudding, mushrooms, roasted new potatoes, roasted tomatoes, baked beans, scrambled egg, two rounds of toast	Sweetcorn Hash ⑤ £8.15 Halloumi, poached eggs, avocado & tomato salsa	Eggs Royale £8.15
Chorizo Hash £8.15 Poached eggs, mushrooms, spinach, roasted tomatoes	Sourdough Eggy Bread with Smoked Bacon & Avocado £8.15	Eggs Benedict £7.75
	Veggie option ⑤ £7.50	Eggs Florentine ⑤ £7.50
	Smoked Salmon, Scrambled Eggs & Avocado on Sourdough Toast £8.15	...add avocado £1.75
		Scotch Pancakes
		...with smoked bacon & maple syrup £6.50
		...with seasonal compote & Greek yoghurt ⑤ £5.75

LIGHTER

Smashed Avocado on Organic Pumpernickel Rye ⑤ ④ ⑤ £6.00 Houmous, poached eggs, chipotle, chilli <i>(ask me to be vegan)</i> ④	Greek Yoghurt ⑤ £5.00 Spelt granola, honey, raspberries, blueberries <i>(ask me to be vegan)</i> ④	Porridge ⑤ £2.95 ...add any jam/syrup/honey/compote/raisins/toasted nuts & seeds/chocolate drops 68p <i>(ask for me skinny/soya/almond)</i>
Spelt Granola with Banana & Organic Milk ⑤ £4.00 <i>(ask me to be vegan)</i> ④	Brown Rice Porridge ④ ⑤ ⑤ £4.75 Coconut milk, vanilla, maple syrup, mango, blueberries, cinnamon	Toast ⑤ £2.25 ...with jam/marmalade/Marmite/peanut butter <i>(granary/Sherston white/sourdough/bagel/gluten free)</i>

MAINS

Ultimate Burger NEW £9.95 Beef & bacon patty, Emmental, pickled red onion, gherkin, Boston burger sauce, cos, sesame bun, chips, pickled coleslaw <i>(Our burger will appear a little pink due to the bacon we add. It is fully cooked, we promise)</i>	Vietnamese Banh-Mi Sandwich ④ NEW £7.95 BBQ pulled jackfruit, pickled vegetables, coriander, vegan mayo, Sriracha chilli sauce, toasted baguette, pickled coleslaw	Summer Vegetable Risotto ⑤ NEW £9.25 Asparagus, peas, mint, Parmesan, lemon
Veggie Burger ⑤ £9.25 Sweetcorn fritter, feta, avocado, chilli, coriander, tzatziki, cos, sesame bun, chips, pickled coleslaw	The Cuban Sandwich £8.25 Slow roast pork, ham, Emmental, Dijon mustard, gherkin, mayo, toasted sub roll, pickled coleslaw	Chicken Meatball Pasta £9.75 Chicken & Parmesan meatballs, tomato & basil sauce

SALADS

Salmon Niçoise ④ NEW £9.95 Flaked smoked salmon, poached egg, black olives, roasted new potatoes, leaves, French beans	Super Salad ⑤ ④ ⑤ £8.25 Avocado, mango, radish, sprouting seeds, sugar snap peas, leaves, carrot, nuts & seeds
...add chicken or halloumi £2.50	

TOASTED SANDWICHES

Mozzarella & Chipotle ⑤ £5.50 Mozzarella, Cheddar, chipotle, coriander, basil, sun blushed tomatoes	...add chicken £1.25
Ham & Cheese £6.00 Mozzarella, Cheddar, ham	
<i>(Both are available on gluten-free bread)</i>	
Croque Monsieur £5.75 Ham, Gruyère, Dijon, Béchamel	...add a poached egg £1.00

SIDES

Sweet Potato Fritters & Dip ⑤ £3.25
Side Salad ⑤ £3.25
Chips ⑤ £3.25

SOUP

...with chunky bread From £4.50
(Ask a member of the team for today's soup)

We only use free range meat and eggs
Please ask if you have any allergen or dietary requirements.
We cannot list every ingredient in our dishes and although every care is taken, due to the busy nature of our cafes we cannot guarantee the absence of nuts or other allergens.



KEY:

Gluten Free ④ Vegetarian ⑤ Nuts ⑥
Wheat Free ④ Vegan ⑤



MENU

Served all day

Please order at the bar with your table number...

COFFEE

Our coffee is roasted in Bristol by Extract Coffee and is available in medium, dark and decaf roasts

	8oz	12oz	16oz		
Guest Filter Coffee	£2.15	£2.40	£2.60	Espresso	£1.65
Americano	£2.15	£2.40	£2.60	Double Espresso	£1.95
Latte	£2.55	£2.65	£3.05	Macchiato	£1.95
Caffe Au Lait	£2.25	£2.40	£2.75	Piccolo	£2.35
Cappuccino	£2.65	£2.65	£3.05	Flat White	£2.65
Mocha	£2.85	£2.95	£3.35	Chai Latte	£3.10
Hot Chocolate	£2.55	£2.75	£3.15		
White Hot Chocolate	£2.75	£2.90	£3.20		

LOOSE LEAF TEA

We use organic milk, with almond and soya milk also available

Boston Breakfast	£2.15	Dragon Well	£2.35
Earl Grey	£2.15	Gunpowder	£2.15
Assam	£2.35	Jasmine	£2.35
Lapsang Souchong	£2.35	Moroccan Mint	£2.35
Second Flush Darjeeling	£2.35	Oolong	£2.35
Decaffeinated Breakfast	£2.35	Rooibos	£2.35
Chocolate Tea	£2.35	Lemongrass & Ginger	£2.35
Chai	£2.35	Ginger, Rose & Cardamom (Karma)	£2.35
Mint	£2.15	Red Berry & Hibiscus	£2.35
Chamomile Flowers	£2.35	Guest Tea (Check at the bar or ask for details)	£2.45

JUICE

OJ	£2.95
Discovery Apple Juice (Lovely Drinks)	£2.95
Old Fashioned Real Lemonade	£2.95

FRUIT SMOOTHIES

Breakfast Smoothie V N	£3.35
Raspberries, dates, almond milk, banana, chia seeds, maple syrup	
Blueberry & Ginger	£3.35
Raspberry & Mango	£3.35
Fruits of the Forest	£3.35

RAW VEG SMOOTHIE

The Green One V	£3.35
Spinach, cucumber, banana, chia seeds, apple juice, lime	

MILKSHAKES

Banana & Peanut Butter N	£3.35
Banana, peanut butter, honey, milk	
Marathon N	£3.35
Chocolate, caramel syrup, peanut butter, milk	
Dark / White Chocolate Milkshake	£3.35
Dark / white chocolate, milk, avocado (trust us)	

SOFT DRINKS

Coca-Cola	£2.50
Diet Coca-Cola	£2.50
Sparkling Orange (San Pellegrino)	£2.50
Still Mineral Water (Belu)	£1.80
Sparkling Water (Belu)	£1.80
Sparkling Rhubarb (Cawston Press)	£2.50
Gingerella Ginger Ale	£2.80
Sparkling Elderflower	£2.50
Sparkling Raspberry	£2.50
Purdey's Multivitamin Drink	£2.75
Mango Juice (Frobishers)	£2.50

CHECK OUT OUR...

Kids menu.

ALES, BEERS & WINES...

Please ask if you have any allergen or dietary requirements.

We cannot list every ingredient in our dishes and although every care is taken, due to the busy nature of our cafes we cannot guarantee the absence of nuts or other allergens.



fb.com/btpcafes



@BTPCafes



@BTPCafes



www.bostonteaparty.co.uk

Kids menu.

Little Ones Menu (we suggest under fives)

BREAKFAST

Pancakes, Bacon & Maple Syrup	£3.95
Pancakes & Maple Syrup v	£2.95
Scrambly Egg & Soldiers v	£2.95
Porridge & Honey v	£1.75

MAINS

Pasta & Tomato Sauce	£3.95
Crudités & Dips v	£3.75
Beans on Toast v	£1.95

Bigger Ones Menu (we suggest over fives)

BREAKFAST

Pancakes, Bacon & Maple Syrup	£6.50
Pancakes & Fruity Compote v	£5.75
Pancakes & Maple Syrup v	£4.95
Meat Breakfast	£4.75
Veggie Breakfast v	£4.50
Sausage Bap	£4.50
Bacon Bap	£4.50

MAINS

Chicken Meatball Pasta	£6.50
Burger & Chips <i>(Our burger will appear a little pink due to the bacon we add. It is fully cooked we promise)</i>	£6.25
Veggie Burger & Chips v	£6.25
Sausage Bap & Chips	£5.25
Beans on Toast v	£2.95

Key **v** Vegetarian

Kids menu.

Big and Little Drinks

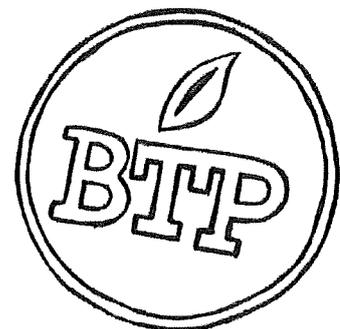
COLD DRINKS

Banana Milkshake	£1.85
Chocolate Milkshake	£1.85
White Chocolate Milkshake	£1.85
Raspberry & Mango Smoothie	£1.85
Berry Smoothie	£1.85
OJ	£1.25
Discovery Apple Juice (Lovely Drinks)	£1.25
Berry Ice Tea (our squash)	£1.25
Glass of Organic Milk	£0.75

HOT DRINKS

Mini Hot Chocolate	£1.40
Babycino	Free

A note for parents - Please ask if you have any allergen or dietary requirements. We cannot list every ingredient in our dishes and although every care is taken, due to the busy nature of our cafés, we cannot guarantee the absence of nuts or other allergens.



ALES, BEERS & WINES...

CRAFT ALES, BEERS AND CIDER...

Caple Rd - Blend No.3 Cider 5.2% - 330ml	£3.50
Hoxton Cidersmiths - Harry Masters' Medium Cider 4.5% - 500ml	£4.15
Camden Town - Pale Ale 4% - 330ml	£3.75
Camden Town - Hells Lager 4.6% - 330ml	£3.75
Brooklyn Brewery - Brooklyn Lager 5.3% - 355ml	£3.95
Bristol Beer Factory - Southville Hop 6.5% - 500ml	£4.15
Wiper & True - Amber Ale 5% - 500ml	£4.15
Wiper & True - Milk Stout Milkshake 5.2% - 330ml	£4.50

SPIRITS...

	<u>50ml</u>	<u>25ml</u>
Sipsmith Vodka 40%	£6.00	£3.75
Tonic / Slimline / Lemonade / OJ		
Sipsmith London Dry Gin 41.6%	£6.00	£3.75
Tonic / Slimline / Lemonade / OJ		

www.bostonteparty.co.uk

 [facebook.com/btpcafes](https://www.facebook.com/btpcafes)

 [@BTPCafes](https://twitter.com/BTPCafes)

ALES, BEERS & WINES...

RED WINE...

	<u>Bottle</u>	<u>250ml</u>	<u>125ml</u>
Douro - 850 - Portugal - 12.5% Ripe red fruits, aromatic	£17.50	£7.00	£3.50
Malbec - Bodegas Carelli 34 - Argentina - 13.5 % Plum, cranberry, spice	£19.50	£8.00	£4.00
Pinot Noir - Cuvée de Brieu - France - 12% Cocoa, kirsch, raspberry	£22.50	£8.50	£4.25

WHITE WINE...

	<u>Bottle</u>	<u>250ml</u>	<u>125ml</u>
Viognier - Cuvée de Brieu - France - 13% Peach, honey	£17.50	£7.00	£3.50
Chardonnay - Pedronocelli - USA - 14.2% Lemon, pear, honey, apple, mango	£19.50	£8.00	£4.00
Sauvignon Blanc - Georges Michel - Marlborough - 13% Tropical fruits	£22.50	£8.50	£4.25

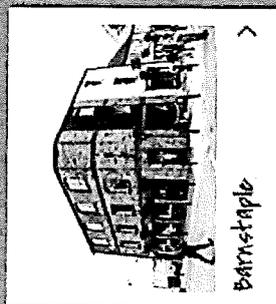
PROSECCO...

	<u>Bottle</u>	<u>Glass</u>
Prosecco - 11%	£23.50	£4.75

COCKTAILS...

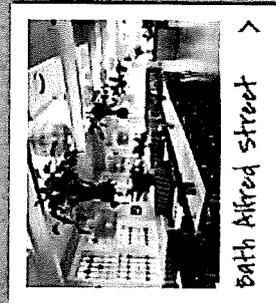
	<u>Glass</u>	<u>Jug</u>
Bucks Fizz Prosecco, OJ	£4.75	
Mango Mimosa Prosecco, mango juice	£4.75	
Bloody Mary Double Sipsmith vodka, tomato juice, Worcester sauce, Tabasco, celery, seasoning, ice	£6.50	£12.00
Virgin Mary Tomato juice, Worcester sauce, Tabasco, celery, seasoning, ice	£2.95	

Our Cafes



Barnstaple >

21-22 July St
Barnstaple, EX31 1DH
Tel: 01271 329 070



Bath Alfred Street >

8 Alfred Street
Bath, BA1 2QU
Tel: 01225 423 318



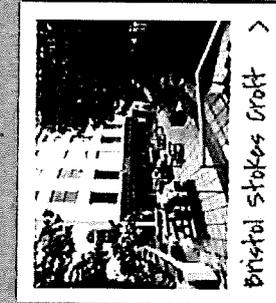
Bath Kingsmead Square >

19 Kingsmead Sq
Bath, BA1 2AE
Tel: 01225 314 820



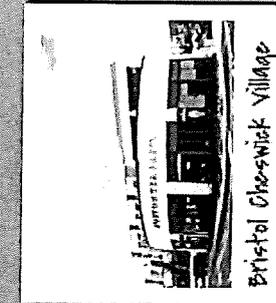
Birmingham >

190 Corporation St
Birmingham, B4 6QD
Tel: 0121 230 2972



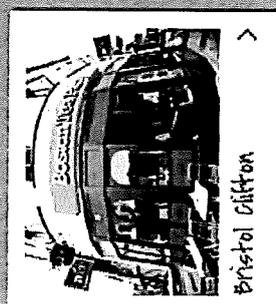
Bristol Stokes Croft >

150 Cheltenham Rd
Bristol, BS0 5RL
Tel: 0117 924 4565



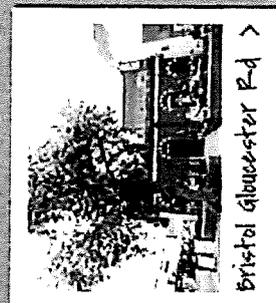
Bristol Cheswick Village (Stoke Gifford) >

7 The Square, Long
Down Avenue,
Cheswick Village,
Stoke Gifford
South
Gloucestershire, BS16
1FT
Tel: 01179696857



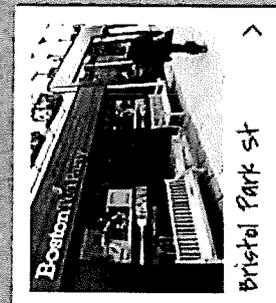
Bristol Clifton >

1 Princess Victoria St
Bristol, BS8 4HR
Tel: 0117 973 3197



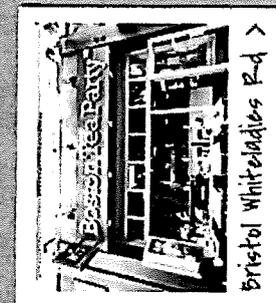
Bristol Gloucester Rd >

299 Gloucester Road
Bristol, BS7 3PE
Tel: 0117 924110



Bristol Park St >

75 Park St
Bristol, BS1 5PF
Tel: 0117 929 8001



Bristol Whiteladies Rd >

97 Whiteladies Rd
Bristol, BS8 2NT
Tel: 0117 9738 980



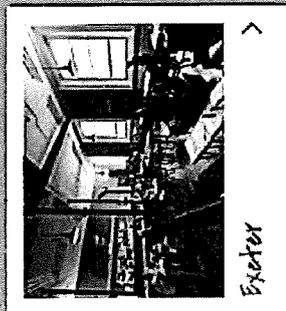
Cheltenham >

45-49 Clarence Street
Cheltenham, GL50
3IS
Tel: 01242 573 935



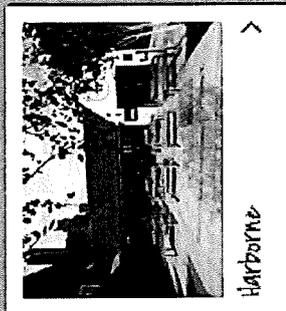
Edgwaite >

30 Harborne Road
Birmingham, B15 3AA
Tel:



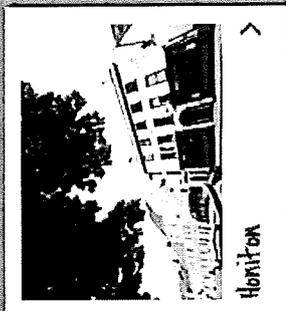
Exeter

84 Queen St
Exeter, EX4 3RP
Tel: 01392 201181



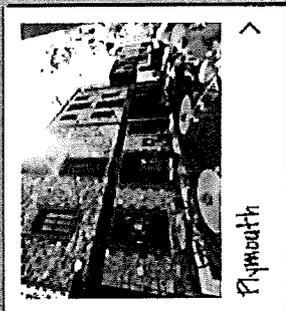
Harborne

The School Yard
106 High Street
Harborne, B17 9NJ
Tel: 0121 4278722



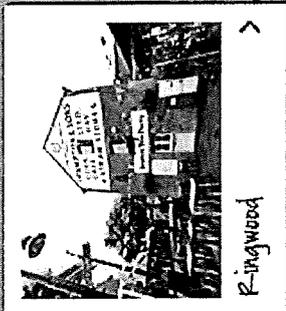
Honiton

Monkton House
53 High St
Honiton, EX14 1PW
Tel: 01404 548 739



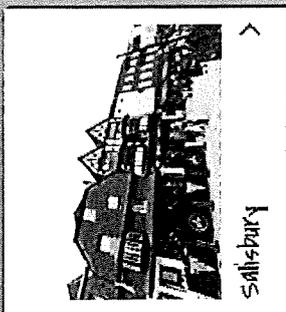
Plymouth

Jamaica House
82 - 84 Vauxhall
Street, Sutton
Harbour
Plymouth, PL4 0EX
Tel: 01752 267802



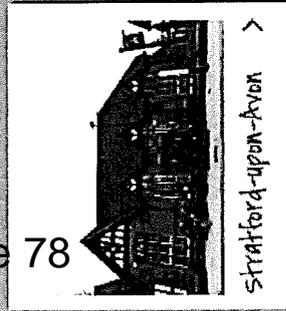
Ringwood

Frampton Mill
15 Furlong Centre
Ringwood, BH24 1AT
Tel: 01425 479 045



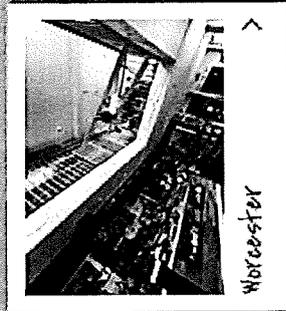
Salisbury

Old George Inn
13 High St
Salisbury, SP1 2NJ
Tel: 01722 330 731



Stratford-upon-Avon

St Gregory's Hall
Henley Street
Stratford-upon-Avon,
CV37 6QW
Tel: 01789 209230



Worcester

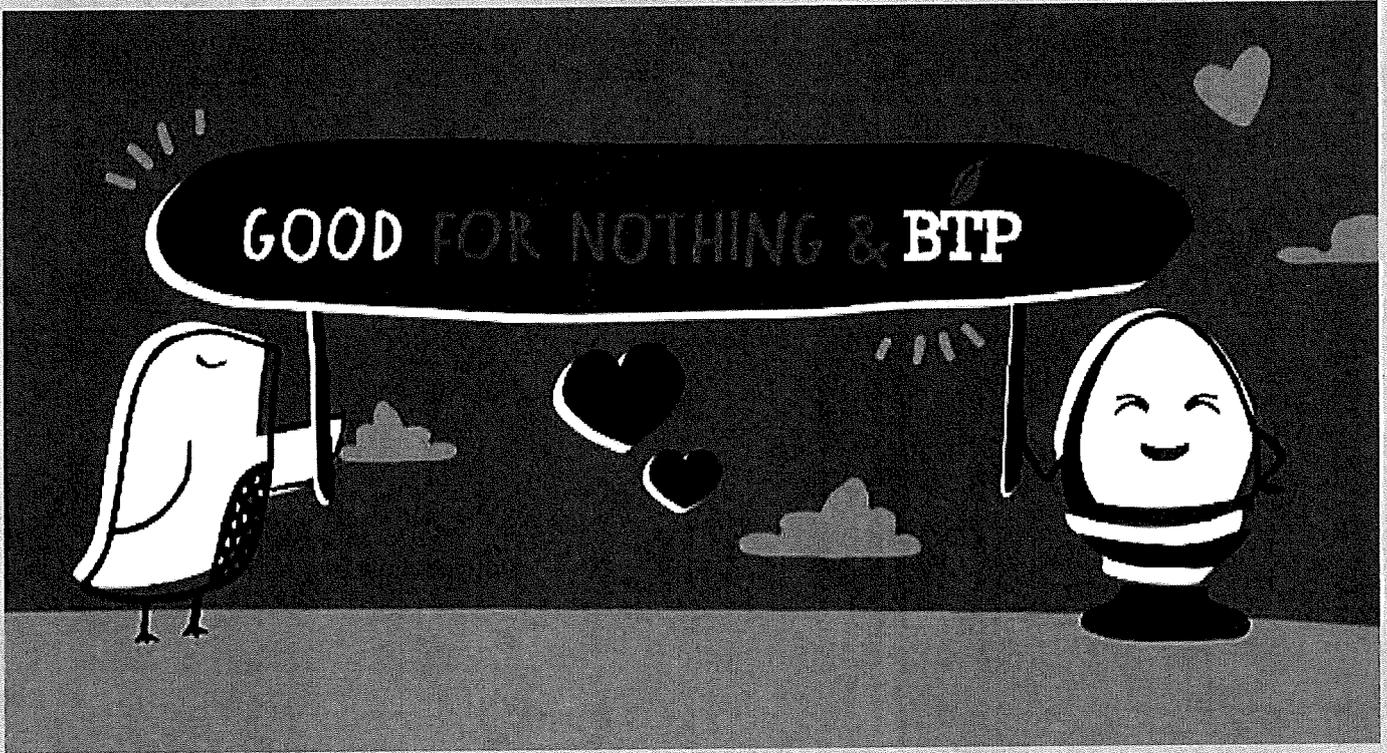
18 Broad St
Worcester, WR1 3NF
Tel: 01905 26472





Want to do some good in your hood?

Sam Roberts - May 18, 2017



Here at BTP, we're on a mission to make things better in the local communities we serve, and to put society and people at the core of our thinking. We also believe in using our business as a force for good, so with this in mind, we've teamed up with Good For Nothing – the creative generosity network who make it fun, simple and sociable to make positive stuff happen in local communities.

To start with, we're setting up Good For Nothing 'Chapters' in Bristol, Bath, Exeter and Birmingham. A Chapter is a regular meet up, where we work together to make good stuff happen for the people that need it, and we're calling out to you to come on this journey with us.

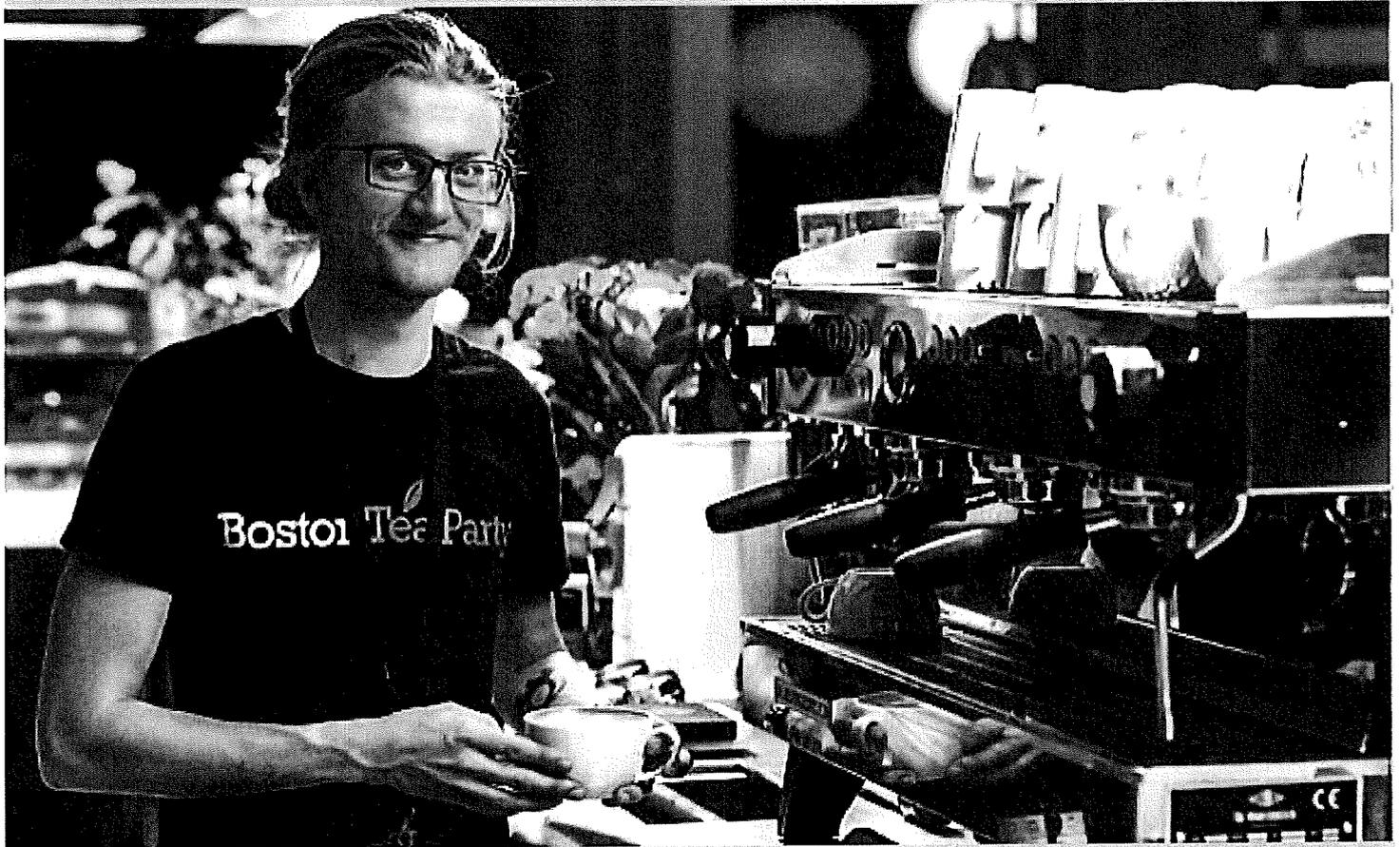
<p>13 JUNE</p> <p>Good for Nothing Bristol Chapter Launch A gig with the Bristol chapter</p> <p>TELL ME MORE!</p>	<p>14 JUNE</p> <p>Good for Nothing Bath Chapter Launch A gig with the Bath chapter</p> <p>TELL ME MORE!</p>	<p>27 JUNE</p> <p>Good for Nothing Exeter Chapter Launch A gig with the Exeter chapter</p> <p>TELL ME MORE!</p>	<p>29 JUNE</p> <p>Good for Nothing Birmingham Chapter Launch A gig with the</p> <p>TELL ME MORE!</p>
-------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------

So, if you're interested in social change, making a difference, sharing your skills, or even just meeting new people in your local area, why not join us at one of our upcoming chapter launches, and help us shape the start of something pretty great.



Better Baristas: Why we're serious about getting qualified

Katy Mansell-Carter - April 03, 2017



Since arriving as the first espresso house in Bristol back in 1995, we've always been serious about making Boston Tea Party a beacon of quality when it comes to coffee. Our team of baristas are absolutely central to making this happen, which is why, since October 2016, every BTP barista receives SCA (that's Speciality Coffee Association) training at Extract Coffee Roasters HQ before they're left by themselves on the espresso machine.

The SCA Espresso Skills qualification is an internationally recognised certificate, which ensures that our baristas' cover everything from pulling tasty shots and milk texturing techniques, to the history of coffee and it's journey from crop to cup, and health and hygiene.

As part of our *Coffee, but Better mission*, we've brought in this qualification not only to further drive our baristas' knowledge and passion, but also as a quality assurance test, so that you get a cup of coffee made with skill and love, every time.

Here's what Dan Lacey, head of training at Extract says about our baristas:

"Having classes of such friendly, enthusiastic, polite and hardworking baristas has reminded me why I'm convinced I have the best job in the world. There seems to be a really fantastic culture of Boston Tea Party Baristas; wonderfully unique, strong, enthusiastic and hardworking. You really are a great bunch of people and a pleasure to have in class here at Extract HQ.

*The level of skill across the board has been very high and it's been incredible to witness some baristas on their first week doing so well, so big ups to ever **Page 82** that have shared your knowledge and skills in store."*



From:Tia Menecier
Sent:10 Jul 2017 14:37:57 +0100
Cc:piers.warne@TLTsolicitors.com;Laurence Foord
Bcc:

Subject:FW: 17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester
Attachments:Resident pack BTP Chichester.pdf

Dear Sir or Madam,

Licensing Act 2003

The Boston Tea Party Group Limited

Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex PO19 1BF

Case Reference Number: 17/00717/LAPRE

It has been a week since the email below was sent to all parties who made a representation against the above application. Within the previous email a 'pack' was included which detailed the amendments to the application proposed by the applicants in light of the representations that had been submitted. The applicant is hopeful that their proposed amendments to the application addresses the various concerns of local residents and that perhaps this matter can be resolved to the satisfaction of all parties.

At the current time, this Licensing Authority has not received any formal written responses from those who submitted a representation confirming whether or not they wish to withdraw their representation given the relaxation in hours, additional condition and removal entirely of 'off sales' from the application. Where representations subsist, the Licensing Authority must hold a hearing at which our Alcohol and Entertainment Sub-committee will hear evidence from all parties and will ultimately make a determination.

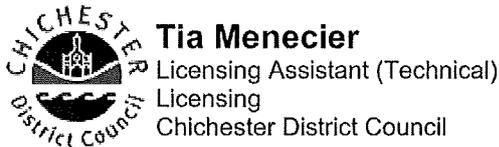
I have spoken by way of telephone conversations to two residents and have explained that if the proposed amendments are accepted by all those who have made a representation, that a Premises Licence consistent with the current planning permission in terms of hours would result. I would stress that it is a requirement that there is a clear separation of the planning and

licensing regimes. A Licensing Authority must ensure that when considering/granting an application for a Premises Licence, that it only attaches conditions appropriate to the application and the carrying on of licensable activities. The Licensing Authority must not duplicate other statutory requirements.

Given the time that has passed and the need for this Licensing Authority to potentially convene a hearing, I would ask that as a matter of urgency you please confirm by no later than midday on the Wednesday 12th July 2017, whether or not you wish to withdraw your representation given the proposed changes offered by the applicant.

I hope that the above is of help and I look forward to hearing from you.

Regards,



Ext: 34745 | Tel: 01243534745 | tmenecier@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk>



From: Tia Menecier
Sent: 03 July 2017 11:47
Cc: piers.warne@TLTsolicitors.com; Laurence Foord
Subject: 17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester

Dear Sir or Madam

Licensing Act 2003

The Boston Tea Party Group Limited

**Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex
PO19 1BF**

Case Reference Number: 17/00717/LAPRE

Proposed Amendments to Premises Licence Application

I write to you as a person who has made representation against the above application seeking a premises licence for the sale of alcohol only every day 1100-1930 for consumption on and off the premises.

In the hope of engaging in positive mediation before a new date is arranged for a Hearing, the applicant has reviewed the representations made, taken in to consideration the concerns raised and have proposed to make the following amendments to their application. Although planning matters are not considered in the granting of a licence, and will not be accepted as discussion during a licensing hearing, the applicant has considered comments and chosen to reduce trading hours to match that granted under planning.

I have also attached to this email a 'pack' which details the business, their business ethos, menu but also their proposed changes to take positive steps in mediation with you.

Proposed amendments to the Premises Licence Application

1. Reduce the hours for the Sale of Alcohol to 1100 – 1900.
2. Remove the permission for off sales, meaning alcohol can only be consumed on the premises which as per the plan takes place internally only.
3. Add condition *'no deliveries shall be taken to or dispatched from the premises outside the hours of 0700 – 0800 and 0900-1930 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays. All loading and deliveries to the site shall take place from the loading bay on Baffins Lane, in accordance with the Service Management Plan'*.

The applicant hopes that these changes meet and ease the concerns raised by all representors with the hope of removing the need for a hearing to determine the application.

If you believe that the reduction in hours, change to on sales only and the added condition relating to deliveries eases your concerns and you would be happy to withdraw your representation based on this, then please can you confirm by email that you withdraw your representation.

If however, you still believe there is clear reason that the applicant will undermine the Licensing Objectives and a hearing is required, then please also confirm you wish for a hearing to continue.

I would like to make you aware that where a licence is granted, it is done so on the belief by all Responsible Authorities that the applicant will positively promote the objectives. There has been no objection from any Responsible Authority for this application, that includes Sussex Police, Environmental Management and West Sussex Fire & Rescue Service.

When a licence is granted, it is not done so freely and there is always the ability for a granted licence to be reviewed with the request being made by an authority or a member of the public. At a review hearing our Committee Members have the power to reduce/remove licensable activities, add conditions to a licence or revoke the licence totally. To assist I have added a link to this page on our site - <http://www.chichester.gov.uk/article/27510/How-to-see-a-review-of-a-licence-or-certificate> .

As always, if you wish to discuss the above with me then please do not hesitate to contact me.

I look forward to hearing from you regarding your representation and the need for a hearing.

Regards

Tia Menecier

Licensing Assistant

(Technical)

Licensing

Chichester District Council

Ext: 34745 | Tel: 01243534745 | tmenecier@chichester.gov.uk | Fax: 01243 776766

From: Keith Mitchelson [REDACTED]
Sent: 10 July 2017 15:24
To: Tia Menecier
Cc: [REDACTED]

Subject: Re: 17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester

Dear Ms Menecier

I have been given authority by the members of the Newtown Residents Association and Pallants Residents Association to be the sole representative on the above application. This will I trust make the lines of communication short and simple.

I intend to respond by email this evening with our response to your email dated 3 July 2017.

I have been in touch with all the individual objectors including CDC and CCC Councillors and objections remain current and will only be lifted if an acceptable response is forthcoming from BTP.

I hope that you find this email helpful and clarifies the situation.

Keith Mitchelson
Chairman
Newtown Residents Association

From: Michael Rogers [REDACTED]
Sent: 10 July 2017 16:53
To: Keith Mitchelson
Cc: Tia Menecier; piers.warne@TLTsolicitors.com; Laurence Foord; [REDACTED]
[REDACTED]

Subject: Re: 17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester

Well done Keith! Keep swinging at them. Mike

Sent from my iPhone

On 10 Jul 2017, at 16:24, Keith Mitchelson <kmitchelson@me.com> wrote:

Dear Ms Menecier

I have been given authority by the members of the Newtown Residents Association and Pallants Residents Association to be the sole representative on the above application. This will I trust make the lines of communication short and simple.

I intend to respond by email this evening with our response to your email dated 3 July 2017.

I have been in touch with all the individual objectors including CDC and CCC Councillors and objections remain current and will only be lifted if an acceptable response is forthcoming from BTP.

I hope that you find this email helpful and clarifies the situation.

Keith Mitchelson
Chairman
Newtown Residents Association

From: Hicks [REDACTED]

Sent: 10 July 2017 20:26

To: Tia Menecier

Subject: Re: 17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester

Dear Ms Menecier,

we are giving authority to Mr Keith Mitchelson (New Town Residents Association) to act on our behalf regarding the application below.

We are still concerned regarding the movement of bins past the back of our property and the noise and potential obstruction this may cause to the access to the rear of our property.

We are also concerned to the cleanliness of this lane and whose responsibility it is to maintain it.

Kind Regards,

Victoria and James Hicks

19 St Johns St

From: Keith Mitchelson [REDACTED]
Sent: 10 July 2017 23:59
To: Tia Menecier; Laurence Foord; Piers Warne
Cc: [REDACTED]
[REDACTED]

Subject: Re: Case Reference Number 17/00717/LAPRE

References:

Your emails of 3 and 10 July 2017
My emails of 29 June and 10 July 2017

Dear Ms Menecier

Thank you for your recent communications. I have been given the authority to respond on behalf of the membership of the Newtown Residents Association and separately Pallants Residents Associations. I am aware that you have already received confirmation from individuals however should you require further proof you can contact all individuals who have lodged their objections or I can organise this on your behalf. The contact for Pallants Residents Association is the acting Chairman Cedric Mitchell cedric8@gmail.com - please do not contact Tony Earl who is extremely ill.

We acknowledge the amendments offered by BTP and their wish that any additional matters can be resolved without the need to proceed to the planned Hearing during early August. It is also the wish of the two individual RAs. However if this cannot be achieved then the planned Hearing procedure would still apply.

The outstanding matters that our members look to be resolved before withdrawing their objections are:

1. Absolute clarity that the premises will be empty of both customers and staff by 1930 each evening.
2. Deliveries therefore could not take place at 1930 and would need to be completed before that time.
3. ' Sight ' of BTP's storage and waste plan 4. Confirmation that general waste/ Eco waste/ glass collection will be collected only between the hours of 7 - 11am during Monday to Saturday. No collections on Sundays/ Bank and Public holidays. All collections to be from East Street.
5. BTP to accept responsibility for keeping the service lane in a hygienic manner and free of physical obstacles.
6. Clarification of any designated smoking area.
7. Confirmation that any piped or live music will not be heard outside the building.
8. Confirmation that it is not the intention of BTP to apply for external seating ie pavements/ current car park.
9. Alcohol not only to be served within the premises but only with meals.

I trust that BTP will consider the above to be reasonable and practical and I look forward to receiving their response in due course.

Yours sincerely
Keith Mitchelson
Chairman
Newtown Residents Association

From: Mike Jennings [REDACTED]
Sent: 11 July 2017 09:10
To: Tia Menecier
Cc: Keith Mitchelson
Subject: Re: 17/00717/LAPRE (LI)(P) - Proposed amendments to application - - Boston Tea Party, Chichester

Dear Tia

Please note that I am happy for my objections to be represented by Keith Mitchelson, the Chair of the Newtown Residents Association, who has now definitively written to you on this matter and included my original objections in his response

With thanks

Mike Jennings

From: Rowena Daniels [REDACTED]
Sent: 11 July 2017 09:42
To: Tia Menecier
Cc: Keith Mitchelson
Subject: Case Reference Number 17/00717/LAPRE

References:

Your emails of 3 and 10 July 2017
Keith Mitchelson's emails of 29 June and 10 July 2017

Dear Ms Menecier,

I write to confirm that Keith Mitchelson, the Chairman of the Newtown Residents' Association, has my authority to respond on my behalf to the matter of the Boston Tea Party, case reference as above.

I concur with all the points raised as outstanding matters in his email to you of 10th July, as listed below.

1. Absolute clarity that the premises will be empty of both customers and staff by 1930 each evening.
2. Deliveries therefore could not take place at 1930 and would need to be completed before that time.
3. ' Sight ' of BTP's storage and waste plan 4. Confirmation that general waste/ Eco waste/ glass collection will be collected only between the hours of 7 - 11am during Monday to Saturday. No collections on Sundays/ Bank and Public holidays. All collections to be from East Street.
5. BTP to accept responsibility for keeping the service lane in a hygienic manner and free of physical obstacles.
6. Clarification of any designated smoking area.
7. Confirmation that any piped or live music will not be heard outside the building.
8. Confirmation that it is not the intention of BTP to apply for external seating ie pavements/ current car park.
9. Alcohol not only to be served within the premises but only with meals.

I trust this is sufficient for your purposes in moving forward with this matter.

Kind regards,

Rowena Daniels
(Secretary of the Pallants Residents' Association)

From:Pam Dignum
Sent:11 Jul 2017 20:43:45 +0100
To:Tia Menecier
Subject:17/00717/LAPRE(LI)(P)

Dear Tia,

You received my letter of objection to the original application, and asked me to withdraw it in the light of BTP's offers.

I have noted BTP's proposed amendments and their wish to avoid a Hearing if possible.

I have noted their wish to have friendly relations by agreeing to meet main objections raised by residents.

I have read Keith Mitchelson's list of 9 "outstanding matters" and see nothing new or unreasonable in them.

If BTP agree to these I withdraw my objection.

I am unclear which comes first, their agreement or our withdrawal?
Would an agreement be first verbal then written, or at a personal meeting?

What would happen if there was one point they could not agree to?

I am keen to resolve this amicably without a hearing.

I should like to withdraw my objection as soon as you feel the residents' needs have been met ; this is an important decision for them, affecting their future. 3 properties , I was told, have been put on the market, through apprehension about the future.

With thanks for your hard work,

Pam

From: Tia Menecier
Sent: 12 July 2017 11:04
Cc: piers.warne@TLTsolicitors.com; Laurence Foord
Subject: 17/00717/LAPRE (LI)(P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

Dear Sir or Madam

Licensing Act 2003
The Boston Tea Party Group Limited
Ground Floor South Suite The Corn Exchange Baffins Lane Chichester West Sussex PO19 1BF
Case Reference Number: 17/00717/LAPRE
Determination Of Application By Hearing

It is the decision of this Licensing Authority at Chichester District Council that a Hearing is required in order to determine the above application.

Unfortunately, mediation has not been positive in resolving the none planning concerns raised in representations.

Although the applicant has considered all representation and offered reductions to the application through hours, removal of 'off sales' and adding a condition, the response we have received has not been one of there being a possibility to resolve all representations. Responses have been heavily aimed at planning matters which cannot be considered by this Licensing Authority and it is our responsibility to make sure that *"any representations made by these persons must be 'relevant', in that the representation relates to one or more of the licensing objectives. It must also not be considered by the licensing authority to be frivolous or vexatious"*.

The conclusion from the planning hearing was for the following points to be attached to the buildings planning permission:

Planning Conditions:

1. *The planning permit states that the premises must be closed by 7:30 p.m. each evening. It is therefore simply unrealistic to serve alcohol until 7:30, the time when the building is required to be clear of all customers and staff.*
2. *Deliveries to be between the hours of 7-8:00 a.m. and 9-7.30 p.m. Monday to Saturday, and not permitted on Sundays and bank holidays. All deliveries and pick-ups must be made only at the commercial parking bay in Baffins Lane.*
3. *The planning permit also states that all refuse and recycling has to be carried out between the hours of 7:00 a.m. and 7:30 p.m. Monday to Saturday, not on Sundays, bank holidays and public holidays, and to be from East Street only.*

Under the Licensing Act 2003 we are not able to duplicate other legislation and therefore any breach of these conditions will be dealt with and enforced by Chichester District Council's Planning Department.

Once a hearing date, time and location has been determined, an email will be sent to all parties inviting them to address our Licensing Committee. Those who wish to address the Committee must only discuss points which were raised in their representation, with no ability to bring up new 'concerns' or discuss any matter relating to Planning or other legislation. Any matters that relate to planning were determined at that hearing and therefore will not be discussed at this Licensing Hearing.

Regards



Tia Menecier
Licensing Assistant (Technical)
Licensing
Chichester District Council

From:Tia Menecier
Sent:12 Jul 2017 11:16:23 +0100
To:Pam Dignum
Subject:RE: 17/00717/LAPRE(LI)(P)

Good morning Pam

I can confirm that mediation is not going to be positive for this application and therefore, it has been confirmed with the Licensing Manager that a hearing will take place to determine the application for a Premises Licence.

Many of the points raised in Mr Mitchelson's email were either planning related, elements not required under our legislation and new points not raised in representations.

Once a hearing date, time and location has been organised an email will be sent to all representors inviting them to the hearing to discuss their representations only.

Regards



Tia Menecier
Licensing Assistant (Technical)
Licensing
Chichester District Council

Ext: 34745 | Tel: 01243534745 | tmenecier@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk>



From: Pam Dignum
Sent: 11 July 2017 20:44
To: Tia Menecier
Subject: 17/00717/LAPRE(LI)(P)

Dear Tia,

You received my letter of objection to the original application, and asked me to withdraw it in the light of BTP's offers.

I have noted BTP's proposed amendments and their wish to avoid a Hearing if possible.

I have noted their wish to have friendly relations by agreeing to meet main objections raised by residents.

I have read Keith Mitchelson's list of 9 "outstanding matters" and see nothing new or unreasonable in them.

If BTP agree to these I withdraw my objection.

I am unclear which comes first, their agreement or our withdrawal?
Would an agreement be first verbal then written, or at a personal meeting?

What would happen if there was one point they could not agree to?

I am keen to resolve this amicably without a hearing.

I should like to withdraw my objection as soon as you feel the residents' needs have been met ; this is an important decision for them, affecting their future. 3 properties , I was told, have been put on the market, through apprehension about the future.

With thanks for your hard work,

Pam

From: Michael Rogers [REDACTED]

Sent: 12 July 2017 20:59

To: Keith Mitchelson

Cc: Tia Menecier; Laurence Foord; Piers Warne; [REDACTED]

[REDACTED]

Subject: Re: 17/00717/LAPRE (LI) (P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

Thought it was very arrogant Keith implying that our legitimate concerns might be frivolous or vexatious. Sometimes public servants get a bit above themselves and forget that that is what they are. Ms Mercier is copied in on this.
Kind regards. Mike

Sent from my iPhone

From: Catherine Gunn [REDACTED]
Sent: 13 July 2017 07:35
To: 'Michael Rogers'; 'Keith Mitchelson'
Cc: Tia Menecier; Laurence Foord; 'Piers Warne'; [REDACTED]
[REDACTED]

Subject: RE: 17/00717/LAPRE (LI) (P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

Dear Michael

Thank you for raising this point. I read the email from Tia Menecier in the same way. Given that the line was highlighted in bold one couldn't miss it. One was obliged to check whether one's remaining objections were 'frivolous or vexatious'. They are not.

We were also reminded how cooperative the applicant has been, having amended their application to deal with some of our various issues. What a shame that we are putting the applicant and licensing authority to the trouble of a hearing by pursuing our remaining objections. These must be the 'frivolous or vexatious' ones referred to. So that tells me that the licensing authority have already made up their minds. The email came across as somewhat of a reprimand.

I would like to point out that we have also been cooperative and proactive in resolving this matter. We have greatly reduced the complexity, duplication, and scattergun approach of our various objections by choosing one person to represent us: Keith Mitchelson. I hope that the licensing authority will also give him a fair hearing.

Kind regards

Catherine Gunn
9 West Pallant

From: Keith Mitchelson [REDACTED]

Sent: 12 July 2017 17:37

To: Tia Menecier

Cc: Laurence Foord; Piers Warne; [REDACTED]

Subject: Re: 17/00717/LAPRE (LI)(P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

Dear Ms Menecier

I acknowledge your email dated 12 July 2017. I look forward to receiving details of the Hearing in due course.

Yours sincerely

Keith Mitchelson

Chairman

Newtown Residents Association

From: Sullivan Michael [REDACTED]

Sent: 13 July 2017 10:09

To: Catherine Gunn; 'Michael Rogers'; 'Keith Mitchelson'

Cc: Tia Menecier; Laurence Foord; 'Piers Warne'; [REDACTED]

Subject: Re: 17/00717/LAPRE (LI)(P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

Dear Keith,

I wish you well with the hearing and very much hope minds are not already set, as has been suggested, within the licensing committee. Let's face it, it is really hard to buy a drink in Chichester!

Yes, it appears it will be the 'naughty step' for all those that put forward 'frivolous or vexatious' suggestions to try to maintain the dignity that this historic part of the city presently enjoys.

Sadly, as the residents suggest a compromise to preserve some kind of balance within the area, the authorities and members of various committees clearly have different objectives that do not directly impact on their daily lives. Is it that the more commercial premises that can be let through adhering to the wishes of large companies naturally seeking profit, the better? Certainly boxes can be ticked, the file is off the desk and shelved neatly away. Sad that high rents are clearly driving out small family owned businesses, changing the demographic of Chichester, and those that have the oversight and control do not appear to be fulfilling their responsibility to promoting a balanced city.

Overall, we know this application has been very carefully planned by the Boston Tea Party; 'let's get the planning through (promoted by the Chair of the Planning Committee), then we can go for the alcohol licence' and next I expect it will next be opening times to fit with the national image of the company.

I again wish you well Keith with the compromises that have been put forward by yourself and residents for the good of Chichester. I hope common sense will prevail and sensible restrictions enforced now and preserved in the future.

Michael (Sullivan)
18a St John's Street

Subject:FW: 17/00717/LAPRE (LI)(P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

From: Anne scicluna

Sent: 13 July 2017 11:49

To: 'Sullivan Michael'; 'Catherine Gunn'; 'Michael Rogers'; 'Keith Mitchelson'

Subject: RE: 17/00717/LAPRE (LI)(P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF

I can assure you all that minds are not already made up, as anyone who attends the hearing will realise. The hearing is run almost as a court hearing, with each giving evidence, and able to question each other. It's a very disciplined affair. Everything will be decided according to the four licensing objectives, and all totally above board. I have sat on the panel of such hearings many times, and all has to be totally clear and the judgement, which often takes quite a while, arrived at reasonably and in line with the objectives, and reasons given. I hope that, once the judgement is arrived at (assuming that the licence is granted) the residents and the company will be able to work harmoniously together. However, if the company do not stick to the conditions there is always recourse to bring it back in the future for a further hearing. But I do not think this will happen, as I believe that they will be willing to work with the residents, both for the sake of the residents themselves, but also for the good of their business.

I say all that from my personal experience. I hope it helps.

With very best wishes,

Anne

From:Piers Warne
Sent:14 Jul 2017 17:23:35 +0100
To:Michael Rogers
Cc:Tia Menecier [REDACTED]
Subject:RE: 17/00717/LAPRE (LI)(P) - Determination Of Application By Hearing - Boston Tea Party, PO19 1BF
Attachments:BTP letter to residents.pdf

Dear Sir

Further to your email setting out your additional queries, please find attached a letter in response on behalf of the applicant.

For the avoidance of doubt, the answers provided in this letter are not suggesting that any concerns you have are somehow not legitimate (and with respect, I do not feel that this is what the licensing officer was suggesting in her email either); simply that some matters are relevant to the planning process rather than the licensing process.

It goes without saying that I would be more than happy to discuss this email or the content of the letter with you, should you wish. Also, please let me know if you want me to forward it to all parties on the email chain that I have been copied into directly.

Kindly acknowledge receipt of this letter and attachment.

Yours sincerely

Piers Warne
Associate
for TLT LLP
D: +44 (0) 333 00 60692
M: +44 (0) 7585 961 459
F: +44 (0) 333 00 61492
www.TLTsolicitors.com

Legal Week Best Advisors Report 2016/17 – Top five for quality of legal advice and service delivery
The information in this email is confidential and may be privileged. It is for use by the addressee only. If you are not the addressee or if this email is sent to you in error, please let us know by return and delete the email from your computer. You may not copy it, use its contents or disclose them to another person. No liability is accepted for viruses and it is your responsibility to scan any attachments. TLT LLP, and TLT NI LLP (a separate practice in Northern Ireland) operate under the TLT brand and are together known as 'TLT'. Any reference in this communication or its attachments to 'TLT' is to be construed as a reference to the TLT entity based in the jurisdiction where the advice is being given. TLT LLP is a limited liability partnership registered in England & Wales number OC308658 whose registered office is at One Redcliff Street, Bristol, BS1 6TP. TLT LLP is authorised and regulated by the Solicitors Regulation Authority under ID 406297. In Scotland TLT LLP is a multi national practice regulated by the Law Society of Scotland. TLT (NI) LLP is a limited liability partnership registered in Northern Ireland under ref NC000856 whose registered office is at Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX. TLT (NI) LLP is regulated by the Law Society of Northern Ireland under ref 9330.

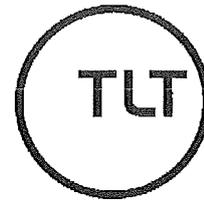
LEGAL DISCLAIMER

TLT LLP

One Redcliff Street
Bristol BS1 6TP
T +44 (0)333 006 0000
F +44 (0)333 006 0011
DX 7815 Bristol

www.TLTsolicitors.com

Our ref 303L/PW03/95769/20
Your ref



Keith Mitchelson
Chairman, Newtown Residents Association

By email only kmitchelson [REDACTED]

Direct tel	+44 (0)333 006 0692	Date	12 July 2017
Direct fax	+44 (0)333 006 1492	Email	piers.warne@TLTsolicitors.com

Dear Mr Mitchelson

**Our client - The Boston Tea Party group Ltd
Boston Tea Party The Corn Exchange Baffins Lane Chichester PO19 1UD**

I act for Boston Tea Party. I have been instructed to respond to your email of 10 July on behalf of my client.

With respect, a number of the points you have raised relate to the planning permission and therefore are not relevant to this premises licence application. To assist, however, I have included reference to the planning permission to avoid any doubt in the matter.

I have included the questions raised by you, with the answers below, again for clarity.

1. **Absolute clarity that the premises will be empty of both customers and staff by 1930 each evening.**

The relevant planning condition states: *'The premises shall not be open to the public or in use except between the hours of 07.00 and 19.30 hours Monday to Sunday, Bank and other public holidays.'* My client will comply with this condition. Any changes to this condition will require a change to the planning application as granted.

2. **Deliveries therefore could not take place at 1930 and would need to be completed before that time.**

The relevant planning conditions states: *'No deliveries shall be taken to or despatched from the site outside the hours of 07.00-08.00 and 09.00-19.30 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays.'* My client will comply with this condition. Any changes to this condition will require a change to the planning application as granted.



3. **'Sight' of BTP's storage and waste plan**

Please can you confirm why this is necessary in relation to the licensing application, in particular given the condition on the planning permission relating to waste removal? For the avoidance of doubt, all bins will be sited in the area designated for that purpose by the Landlord.

4. **Confirmation that general waste/ Eco waste/ glass collection will be collected only between the hours of 7 - 11am during Monday to Saturday. No collections on Sundays/ Bank and Public holidays. All collections to be from East Street.**

The relevant planning conditions states: *'No refuse / recycling collections shall be taken to or despatched from the site outside the hours of 07.00 and 19.30 Monday to Saturday nor at any time on Sundays, Bank or Public Holidays, and all refuse collections shall take place from East Street.'* My client will comply with this condition. Any changes to this condition will require a change to the planning application as granted.

5. **BTP to accept responsibility for keeping the service lane in a hygienic manner and free of physical obstacles.**

Responsibility is jointly held by the retail tenants, office tenants and the landlord and therefore sole responsibility for maintaining the service lane cannot be accepted. My client will comply with their obligations to the Landlord in this regard.

6. **Clarification of any designated smoking area.**

Customers will be permitted to smoke outside the frontage of the premises. Evidence from trading at various other sites indicates that it is rare, if not unheard of, for groups to gather to smoke outside. Individual smokers will not cause any impediment to pedestrians using the pavement.

7. **Confirmation that any piped or live music will not be heard outside the building.**

Confirmed

8. **Confirmation that it is not the intention of BTP to apply for external seating ie pavements/ current car park.**

My client confirms that there is no immediate intention to apply for tables and chairs to be placed on the highway or any other public space. Any application in the future would require the relevant applications to be made. Residents would have an opportunity to express a view at that time.

9. **Alcohol not only to be served within the premises but only with meals.**

My client is happy to offer the following condition: *'Alcohol will be served by waiter/ waitress service only to customers who are seated.'* Evidence can be provided that there have been no incidents of drunkenness or disorder recorded at any BTP site relating to the sale of alcohol. No other Site in the BTP estate has a condition requiring alcohol only to be served with a table meal.

My client is happy to continue any discussions with you on behalf of all residents. Please can you confirm if there are any parties who have made representations who you are not representing, in order that we may contact them directly.

On the basis of the above responses, I would ask that you consider withdrawing your representations in this matter.

Yours sincerely



Piers Warne
Associate
for TLT LLP

Subject:FW: Chichester District Council Application No 17//00717/LAPRE - The Boston Tea Party

-----Original Message-----

From: Keith Mitchelson [REDACTED]

Sent: 19 July 2017 15:15

To: Piers Warne

Cc: Pam Dignum; Nigel Galloway; Anne Scicluna; Rod Hurst; Mike Rogers; Charles/Olwyn Gillmore; Anita Tovell; Martin Tovell; John Simkin; Nick Wastnage; Linda/Andrew Gebhart; Sullivan Michael; James Hicks; David / Alice Pullan; David Laing; [REDACTED] Cedric Mitchell; Rowena Daniels; Catherine Gunn; Geoffrey @ Vera Elsom; David/Elizabeth Graham; Kevin Mason; Stephen Riley; [REDACTED] Richard Wilde; Susie Wilde; [REDACTED] Alan Green

Subject: Re: Chichester District Council Application No 17//00717/LAPRE - The Boston Tea Party

Dear Mr Warne

I refer to the above together with copy correspondence that you have received during the last few months. You will recall that due to the level of objections that CDC decided to go directly to the Hearing stage. I assume that you as the representative of BTP requested to revert to Mediation. I acknowledge the three concessions given per CDC's email dated 3 July.

You are aware that I have been authorised as the representative of the Newtown Residents Association and separately the Pallants Residents Association together with other independent objectors to be the sole point of contact which we believe will prove helpful.

Our understanding of the word mediation is that the applicant and the objectors (myself as their representative) hold a 'face to face ' meeting in an attempt to resolve the outstanding matters in an atmosphere of goodwill.

Whilst our objections remain in place pending the Hearing I would welcome your response to a proposal that you and I should meet to try to find a solution which is acceptable to both sides and in a spirit of working together in the future thus avoiding the necessity of a Hearing.

Yours sincerely

Keith Mitchelson

Chairman

Newtown Residents Association

Subject:FW: Chichester District Council Application No 17//00717/LAPRE - The Boston Tea Party

-----Original Message-----

From: Piers Warne [<mailto:Piers.Warne@TLTsolicitors.com>]

Sent: 20 July 2017 15:14

To: Keith Mitchelson

Cc: Tia Menecier

Subject: RE: Chichester District Council Application No 17//00717/LAPRE - The Boston Tea Party

Dear Mr. Mitchelson

Many thanks for your email. Unfortunately, my client is currently away from the office and will not be back until after the 23 July. In the meantime, we can certainly look to have a dialogue in order to understand what issues relating to the licensing application are still outstanding between us and perhaps we can fix up a convenient date to meet thereafter (if required) when my client is back.

I hope that this is acceptable and that we can look to resolve matters without the need to go to a licensing hearing

Yours sincerely

Piers Warne

Associate

for TLT LLP

D: +44 (0) 333 00 60692

M: +44 (0) 7585 961 459

F: +44 (0) 333 00 61492

www.TLTsolicitors.com