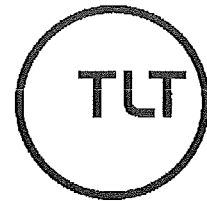


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Our ref 303L/PW03/95769/20  
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Keith Mitchelson  
Chairman, Newtown Residents Association

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.

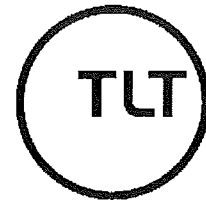
I have included the questions raised by you, with the answers below, again for clarity.

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**